



Mutton Lane, Potters Bar, Hertfordshire, EN6

£2,200 pcm

- 3 Bed Semi-Detached Family Home
- Open Plan Living Space
- Walking Distance of Potters Bar Mainline Station
- Available 1st March
- Modern Kitchen
- Great Location
- Off Street Parking
- £2,200pcm

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£2,200 pcm Freehold

This tastefully decorated three bedroom semi-detached family home that has been refurbished to a high standard with the benefit of off street parking and ideally situated moments from Darkes Lane and Potters Bar Mainline Station.

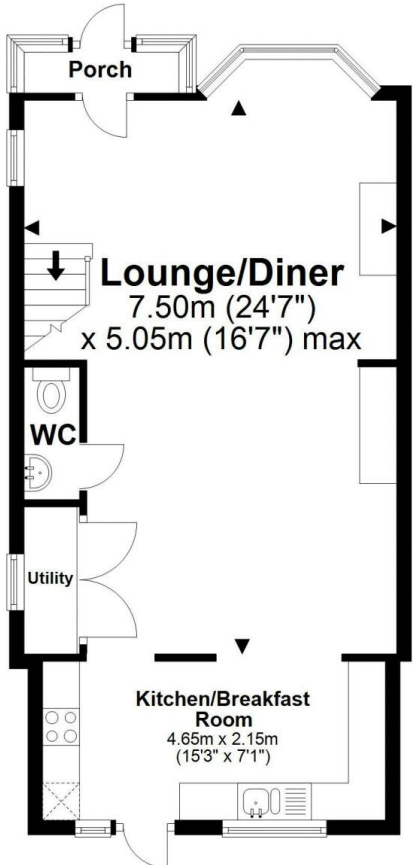
The ground floor compromises of a large open plan reception and dining room which flows into the open plan kitchen and downstairs cloakroom. The first floor offers two double bedrooms, a larger than average 3rd bedroom and a family bathroom.

Externally the property benefits from off street parking for two cars, side access to the large garden and garage.

Available from 1st March 2024.

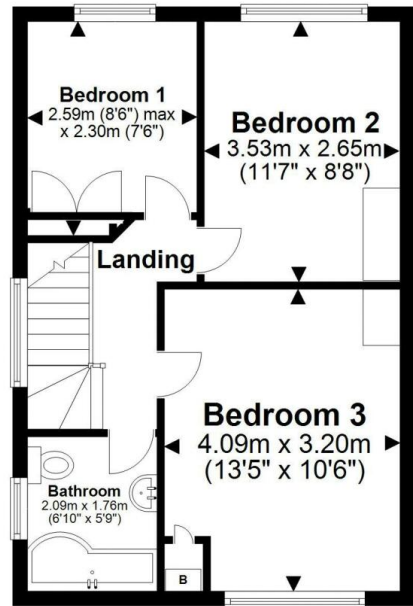
Ground Floor

Approx. 49.7 sq. metres (534.6 sq. feet)



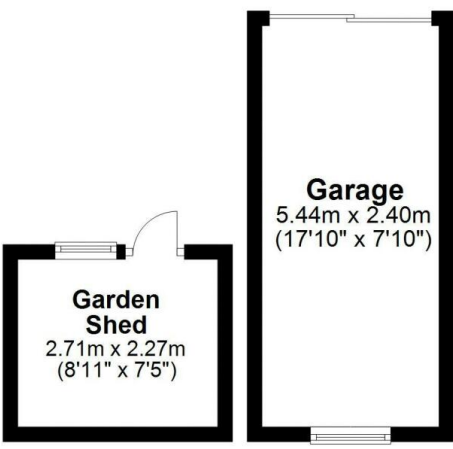
First Floor

Approx. 39.0 sq. metres (419.7 sq. feet)



Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 88.7 sq. metres (954.3 sq. feet)

All images used are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part any contract or warranty. Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

