



Frampton Road, Potters Bar, Hertfordshire, EN6 1JF

£612,500

- SOUGHT AFTER LITTLE HEATH AREA
- UNIQUE PROPERTY FOR THE AREA
- SPACIOUS LOUNGE
- DOWNSTAIRS CLOAKROOM
- POTENTIAL FOR SIDE EXTENSION (STPP)
- THREE DOUBLE BEDROOMS
- LARGER THAN AVERAGE
- CONSERVATORY
- BALCONY
- OFF STREET PARKING X 3

108, High Street, Potters Bar, EN6 5AT

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£612,500 Freehold

Situated in the highly sought after Little Heath Area is this unique larger than average Three Double bedroom home. The property benefits from off street parking for three cars, a garage that offers scope to be converted, spacious lounge, separate kitchen, a conservatory to the rear currently used as the dining room, and a downstairs toilet.

The first floor benefits from a fully tiled bathroom, and boasts a much larger than average master bedroom with a balcony to the front aspect, larger than average second bedroom and a double bedroom for the third bedroom to the rear.

The rear garden is attractive garden with laid to lawn, various shrubs and trees and a patio area to the side with a pergola over. Side access to the front of property.



Frampton Road, hertfordshire EN6

Total Area: 131.6 m² ... 1417 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

