



Park Avenue, Potters Bar, Hertfordshire, EN6

£689,950

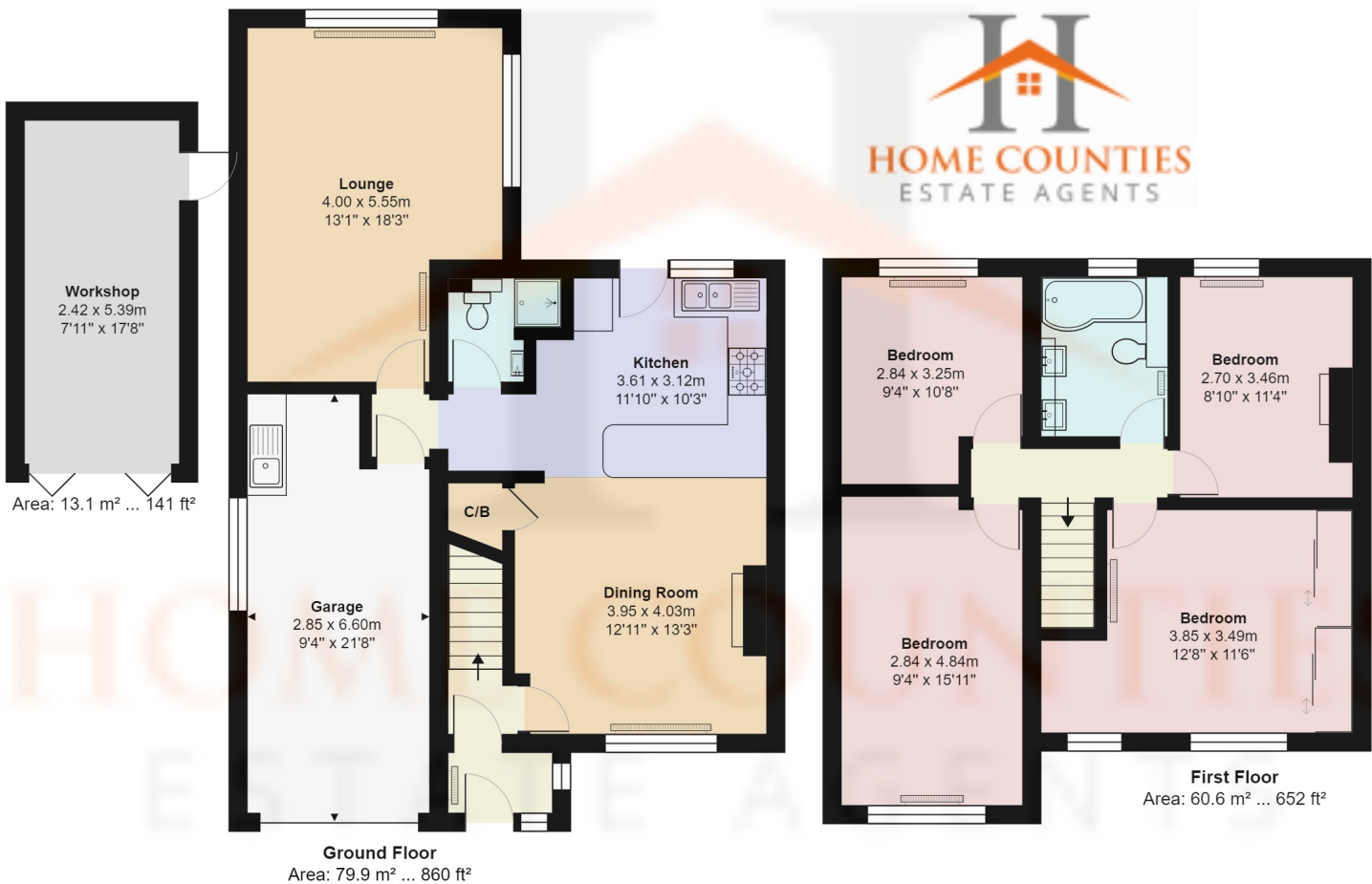
- **FOUR DOUBLE BEDROOMS**
- **100FT SOUTH FACING GARDEN**
- **EASY REACH OF POTTERS BAR HIGH STREET**
- **INTEGRAL GARAGE**
- **TWO RECEPTION ROOMS**
- **OPEN PLAN KITCHEN / DINING ROOM**
- **TWO BATHROOMS**
- **OFF STREET PARKING**

Park Avenue, Potters Bar, Hertfordshire, . EN6

£689,950 Freehold

Located on the border of Potters Bar/Cockfosters is this immaculately presented and extended four double bedroom semi-detached residence which boasts a 100ft south-facing mature rear garden that directly backs onto fields. This superb property is located within easy reach of Potters Bar High Street, Potters Bar Railway Station, the M25, plus local amenities including several nearby schools. Further benefits include a stunning open-plan kitchen/dining room, an additional spacious separate reception room, two modern bathrooms with showers in each (jacuzzi bath and twin basins in upstairs bathroom), an integral garage with utility area and ample off-street parking.

Internal viewing is highly recommended.



Park Avenue, Hertfordshire EN6

Total Area: 153.5 m² ... 1653 ft² Inc. Garage & Workshop

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		82
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

