



Baker Street, Potters Bar, Hertfordshire, EN6

£729,995

- CHAIN FREE
- OFF STREET PARKING
- WALKING DISTANCE TO POTTERS BAR MAINLINE STATION 0.5 MILE
- PLANNING GRANTED TO EXTEND TO 5 BED / 3 BATHROOMS
- WEST FACING GARDEN
- DEVELOPMENT OPPORTUNITY
- PLANNING PERMISSION GRANTED FOR DOUBLE STOREY EXTENSION AND LOFT CONVERSION
- 0.3 MILES TO DAME ALICE OWENS
- SOUGHT AFTER LOCATION

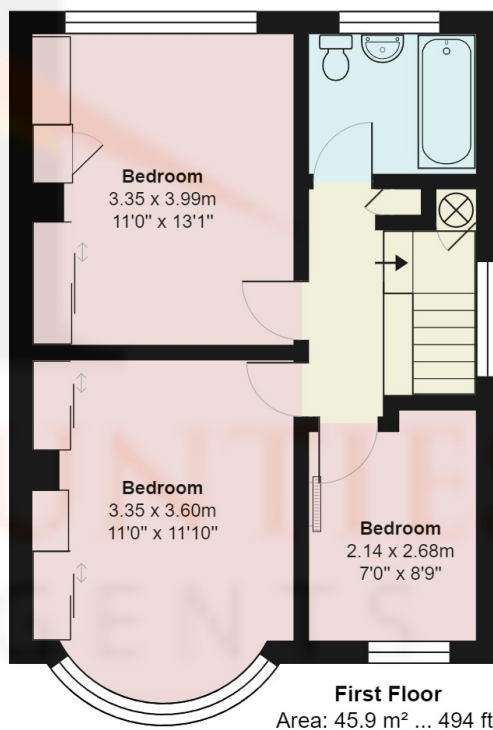
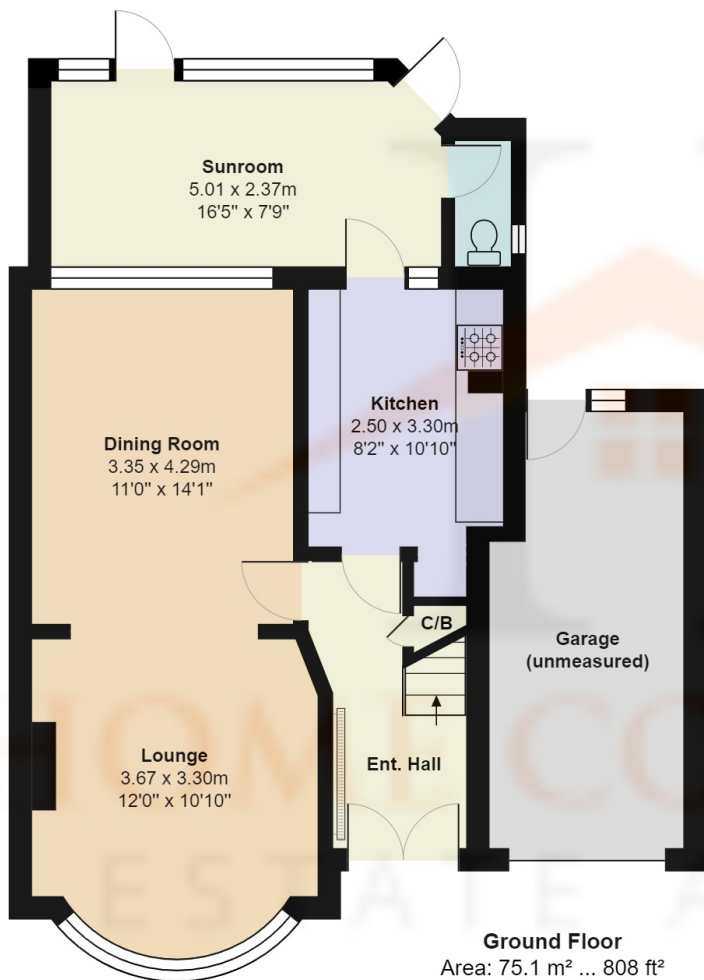
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£729,995 Freehold

CHAIN FREE

The property is well suited for those looking to make their stamp on a home and currently benefits from planning permission for a Large side and rear extension, and loft Conversion to turn this home into a Five bedroom, Three bathroom family home with large 28' reception room, large open plan rear Kitchen/Diner, Utility Room and Additional Living/Play Room.

The home is situated just 0.3 miles to Dame Alice Owens School and opposite Pope Paul Catholic Primary School, and just 0.5 miles to Potters Bar Mainline Station and Darkes Lane with its array of local shops and restaurants.



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Total Area: 121.0 m² ... 1302 ft² Inc Garage

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(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	

