

## Cherry Tree Lane, Potters Bar, Hertfordshire, EN6 2QG

**£634,950**

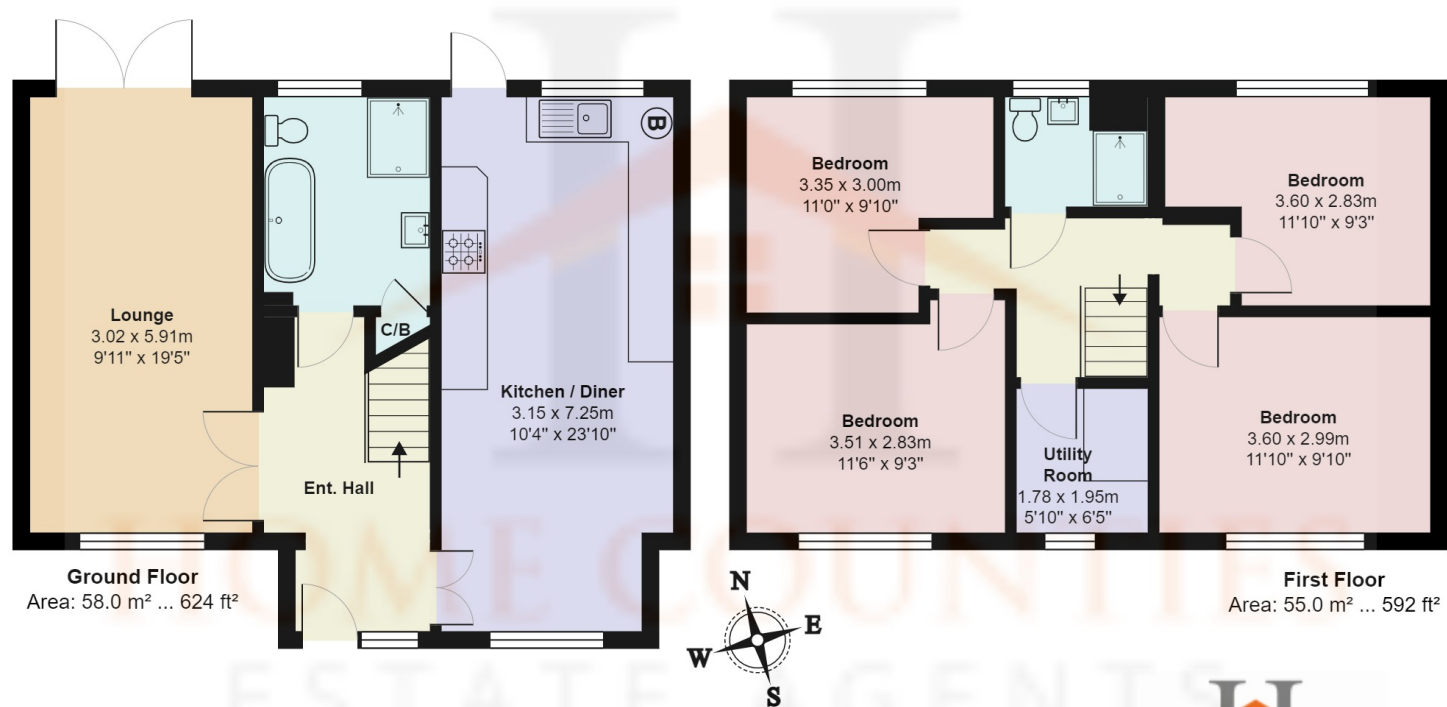
- 4 BEDROOMS
- SPACIOUS LOUNGE
- FURTHER SHOWER ROOM
- OWN DRIVE FOR 2 CARS
- OVERLOOKING FIELDS
- OPEN PLAN KITCHEN / DINING ROOM
- BATHROOM WITH SEP SHOWER
- UTILITY/STUDY
- REAR GARDEN



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## £634,950 Freehold

AN EXTENDED SPACIOUS FOUR BED FAMILY HOME situated on a corner plot and offering great family accommodation. As soon as you walk through the front door you are welcomed by a very spacious and bright entrance hall which is centrally sited with a large open plan and well fitted kitchen and dining room to one side which is ideal for entertaining and provides a lovely family area. Across the hall there is a spacious lounge with casement doors to the rear garden. Also on the ground floor is a large bathroom with a separate shower cubicle. On the first floor there are four very good size bedrooms with a bonus room which is currently used as a utility room but would also make an ideal study. There is also a shower room. Externally to the rear is a garden mainly laid to lawn with a covered patio by the house. To the front there is off street parking for two vehicles via an own driveway.



### Cherry Tree Lane, Hertfordshire EN6

Total Area: 113.0 m<sup>2</sup> ... 1216 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

