



Park Avenue, Potters Bar, Hertfordshire, EN6

£700,000

- **FOUR / FIVE BEDROOM FAMILY HOME**
- **L-SHAPE MODERN FITTED KITCHEN / DINING ROOM**
- **FOUR DOUBLE BEDROOMS**
- **DOWNSTAIRS SHOWER ROOM**
- **BACKING ON TO OPEN FIELDS**
- **OFF STREET PARKING FOR SEVERAL CARS**
- **23FT LOUNGE**
- **GARDEN ROOM / HOME OFFICE**
- **VENDORS SUITED**
- **EXCELLENT DECORATIVE ORDER THROUGHOUT**

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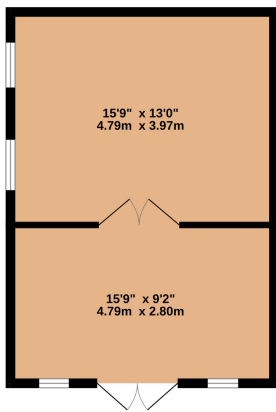
£700,000 Freehold

This superb FOUR / FIVE Bedroom semi detached home is offered in excellent decorative order throughout and consists of large 23ft living room, extension to the rear awarding the home with a large L=Shape kitchen diner with modern fitted kitchen, downstairs shower room, study / 5th bedroom to the front. The first floor consists of Four Double Bedrooms and a family bathroom.

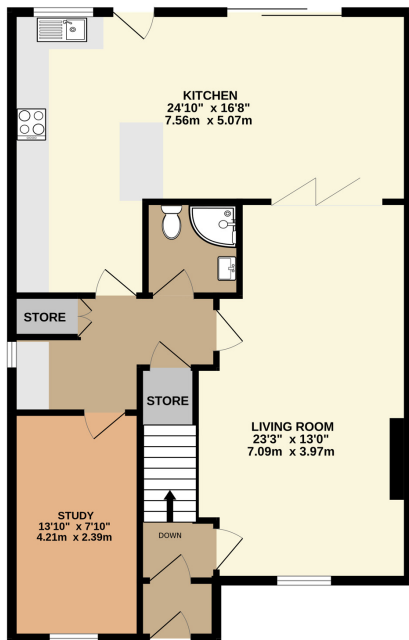
Externally the property boasts a 90ft South facing garden backing on to open fields and a large garden room to the rear, and off-street parking to the front.

Viewing advised.

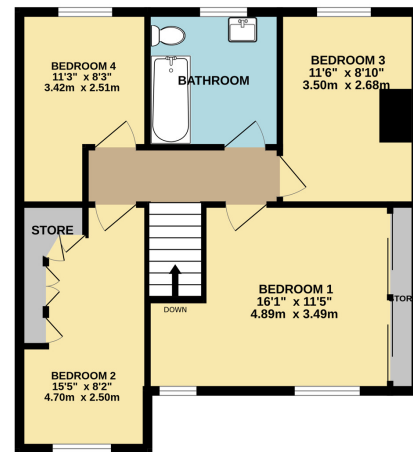
SUMMER HOUSE



GROUND FLOOR
861 sq.ft. (80.0 sq.m.) approx.



2ND FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 1464sq.ft. (136.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

