



Hill Rise, Potters Bar, Hertfordshire, EN6 2RX

£745,000

- **FOUR BEDROOM SEMI-DETACHED HOME**
- **OFF STREET PARKING X 2**
- **DOWNSTAIRS TOILET**
- **POTENTIAL FOR LOFT CONVERSION (STPP)**
- **RARELY AVAILABLE**
- **CHARACTER PROPERTY**
- **GARAGE**
- **BREAKFAST BAR**
- **CLOSE TO SHOPS / RESTAURANTS / TRAIN STATION**
- **140ft SOUTH FACING GARDEN**

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£745,000 Freehold

This rarely available attractive four-bedroom semi-detached home retaining most of its art deco original features on this residential road moments from shops, transport, and amenities. The home benefits from front reception with large bay window, original fireplace, picture rails and stained-glass windows, rear reception room, currently used as main lounge with original fireplace and double doors out on to the garden, an extension to the rear awards the home with a larger kitchen breakfast room, with double doors out on to the garden, there is also an understairs downstairs guest toilet. The first floor has three double bedrooms, plus a single bedroom to the front, most of which retaining the original character with picture rails and stained-glass windows, all of which have been restored, original stained glass window in bay to side of the stairs on the landing. There is a large fully tiled family bathroom with dual velux windows and a separate shower room.

Externally the home benefits from a superb mature 140ft South facing garden with raised decking area to the rear of the home, patio area, lawn, and path to the rear of the garden with patio area and round house pergola. The rear of the garden is more wild and rugged and more natural for wildlife.

To the front the home has off street parking for two cars and a garage.



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Total Area: 150.9 m² ... 1625 ft² Inc. Garage

All measurements are approximate and for display purposes only

