



Baker Street, Potters Bar, Hertfordshire, EN6 2EX

£1,050,000

- BEAUTIFUL FAMILY HOME
- OFF STREET PARKING FOR SEVERAL CARS
- POTENTIAL FOR DOUBLE STOREY REAR EXTENSION
- WALKING DISTANCE TO DAME ALICE OWENS
- HOME OFFICE / STUDY
- SOUGHT AFTER LOCATION
- BRAND NEW KITCHEN
- 5 MINUTES WALK TO POTTERS BAR MAINLINE STATION
- 75FT REAR GARDEN
- TWO BATHROOMS

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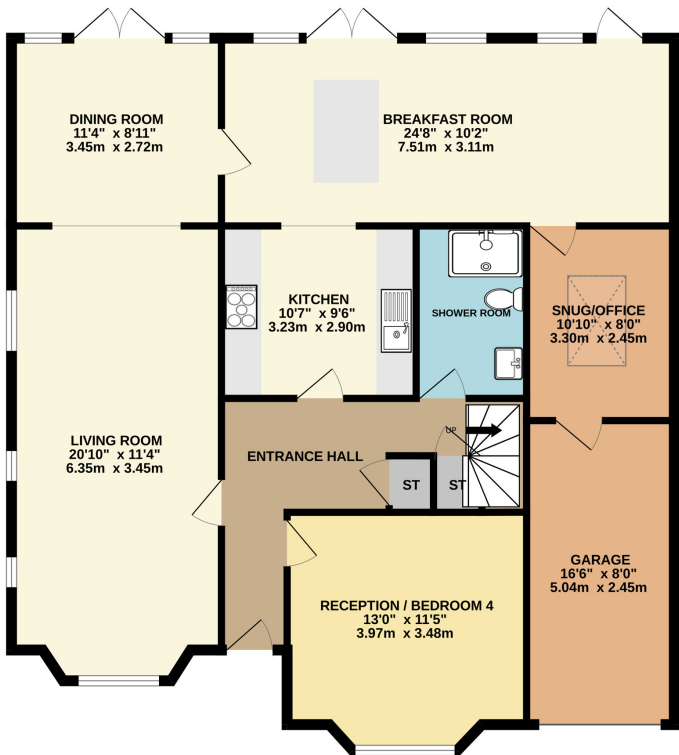
£1,050,000 Freehold

A beautifully presented 4-bedroom, 2-bathroom detached family home on one of Potters Bar's sought after roads close to local shops and transport and offering 2,068 sq. ft. of adaptable living space.

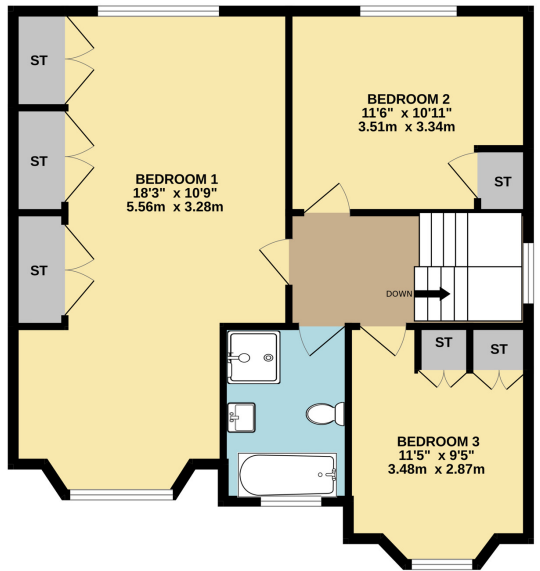
The ground floor boasts four spacious reception rooms, a brand-new kitchen, a stylish shower room, and a flexible fourth bedroom that can also serve as an additional living area. With ample off-street parking and a mature rear garden extending approximately 75ft, this home provides plenty of space for relaxation and entertaining.

Further expansion potential (STPP) adds to its appeal.

GROUND FLOOR
1337 sq.ft. (124.2 sq.m.) approx.



1ST FLOOR
731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA: 2068 sq.ft. (192.1 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	83
EU Directive 2002/91/EC		
England, Scotland & Wales		

