

MUTTON LANE EN6 2HD







Accomodation

£735,000

Freehold

This superb, spacious, and extended three-bedroom family home is ideally situated on Mutton Lane, just moments from Darkes Lane and the High Street, and just 7 minutes walk to Potters Bar Mainline Train Station with fast trains into Kings Cross in just 17 minutes.

Offering generous living space, the property boasts an open-plan feel with the hallway wall removed from the lounge, a second reception room, and a conservatory with underfloor heating. The large, extended kitchen includes a separate utility room, and there is also a convenient downstairs shower room. Upstairs, the first floor features three well-proportioned bedrooms and a stylish, fully tiled family bathroom with underfloor heating.

Externally, the home benefits from off-street parking and a fantastic 140ft rear garden, complete with a recently installed decking area, a charming pond, and mature landscaping.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect you decision to but, please conact us before viwing the property.



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