



## Mutton Lane, Potters Bar, Hertfordshire, EN6 2HD

**£700,000**

- **EXTENDED FAMILY HOME**
- **DOWNSTAIRS UTILITY ROOM**
- **GOOD DECORATIVE ORDER THROUGHOUT**
- **VENDORS HAVE FOUND**
- **1610 sq ft**
- **CONSERVATORY WITH UNDERFLOOR HEATING**
- **DOWNSTAIRS SHOWER ROOM**
- **MATURE GARDEN WITH POND AND DECKING**
- **7 MINUTE WALK TO POTTERS BAR MAINLINE TRAIN STATION**
- **GOOD SCHOOL CATCHMENT AREA**

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# Mutton Lane, Potters Bar, Hertfordshire, . EN6 2HD

## £700,000 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.



### Mutton Lane, Hertfordshire EN6

Total Area: 149.6 m<sup>2</sup> ... 1610 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(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			
		55	84
England, Scotland & Wales		EU Directive 2002/91/EC	

