BAKER STREET

EN6 2EX

Freehold

£1,050,000

Accomodation

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.
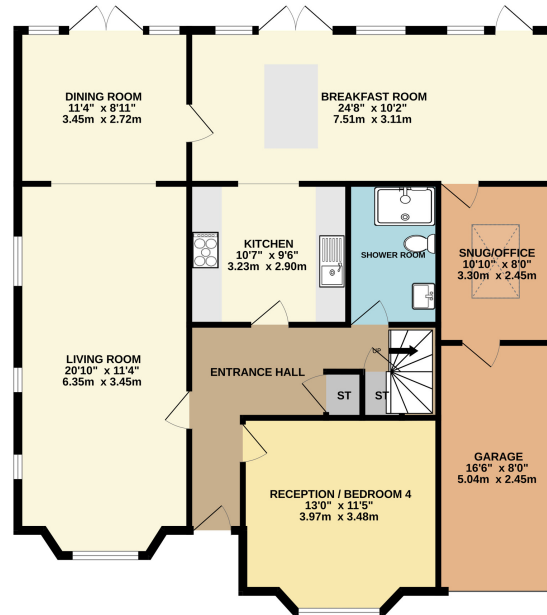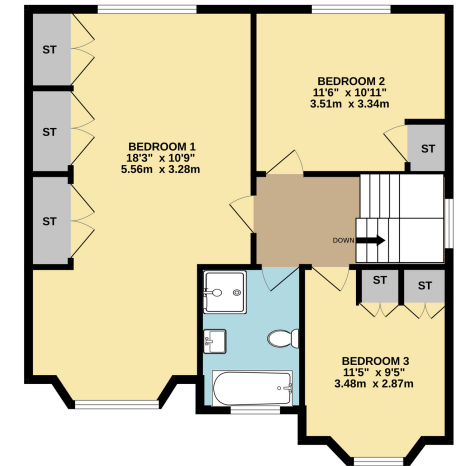
BAKER STREET, POTTERS BAR, HERTFORDSHIRE. EN6 2EX

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

DINING ROOM
11'4" x 8'11"
3.45m x 2.72m

BREAKFAST ROOM
24'8" x 10'2"
7.51m x 3.11m

KITCHEN
10'7" x 9'6"
3.23m x 2.90m

SHOWER ROOM

SNUG/OFFICE
10'10" x 8'0"
3.30m x 2.45m

LIVING ROOM
20'10" x 11'4"
6.35m x 3.45m

ENTRANCE HALL

ST

ST

RECEPTION / BEDROOM 4
13'0" x 11'5"
3.97m x 3.48m

GARAGE
16'6" x 8'0"
5.04m x 2.45m

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

ST

ST

ST

BEDROOM 1
18'3" x 10'9"
5.56m x 3.28m

BEDROOM 2
11'6" x 10'11"
3.51m x 3.34m

ST

DOWN

ST

ST

BEDROOM 3
11'5" x 9'5"
3.48m x 2.87m

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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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 viewing the property.

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