



Billy Lows Lane, Potters Bar, Hertfordshire, EN6

£945,000

- **3 BEDROOMS**
- **FAMILY ROOM**
- **KITCHEN**
- **DOWNSTAIRS CLOAKROOM**
- **BATHROOM**
- **LOUNGE**
- **DINING ROOM/4th BEDROOM**
- **UTILITY ROOM**
- **EN-SUITE SHOWER ROOM**
- **LARGE SOUTH FACING GARDENS**

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£945,000 Freehold

AN ATTRACTIVE SPACIOUS AND VERY WELL PRESENTED 3 BEDROOM SEMI DETACHED FAMILY HOME situated in this most sought after location with SOUTH FACING REAR GARDENS.

This lovely home offers generous and bright accommodation with three bedrooms to the first floor, the master bedroom having an en-suite shower room there is also a modern family bathroom. On the ground floor there is a spacious lounge with doors opening into a family room/dining room, a well fitted Kitchen, large utility room, a dining room/4th bedroom and a downstairs cloakroom. There is ample off street parking provided to the front of the property and a superb large south facing rear garden with a raised patio by the house.

Billy Lows Lane is a very popular and pleasant residential road and is within walking distance of Darkes Lane and the High Street and Potters Bar main line station with fast and frequent services to Kings Cross and Moorgate. The area is also well served Schools including Mount Grace Secondary, Chancellors Secondary, Ladbrooke Primary and Pope Paul Catholic Primary.



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Total Area: 134.9 m² ... 1452 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

