



Willow Way, Potters Bar, Hertfordshire, EN6 2PR

£475,000

- **SPACIOUS 5 BED TOWNHOUSE**
- **KITCHEN DINER**
- **CLOSE TO RVC**
- **NEW ROOF 3 YRS AGO**
- **GOOD TRANSPORT LINKS**
- **TWO BATHROOMS**
- **UNDERFLOOR HEATING IN HALL, KITCHEN, SHOWER ROOM**
- **OFF STREET PARKING X 2**
- **DOUBLE GLAZING REPLACED 6 YEARS AGO**
- **CONSERVATORY 6 YEARS OLD**

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This spacious five bedroom town house is conveniently located within reach to both Potters Bar High Street and Darkes Lane amenities including Potters Bar Mainline Station with fast trains ti Kings Cross in just 18 minutes. The property offers flexible accommodation consisting of entrance hall with bedroom on the ground floor, first floor with open plan kitchen dining room and shower room, plus conservatory opening out into the garden. The first floor has lounge / office and a bedroom plus bathroom and the top floor a further two bedrooms.

Externally there is ample off street parking to the front and private courtyard garden to the rear.

Internal viewing is highly recommended.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

