



**St Giles Avenue, South Mimms, Potters Bar, Hertfordshire,
EN6**

£750,000

- END OF TERRACED
- SUPERB PLOT
- GARAGE
- ADDITIONAL PLOT
- IN NEED OF MODERNISATION
- POTENTIAL FOR SIDE AND REAR EXTENSION (STPP)
- CHAIN FREE
- CLOSE TO M25 AND A1 (M).

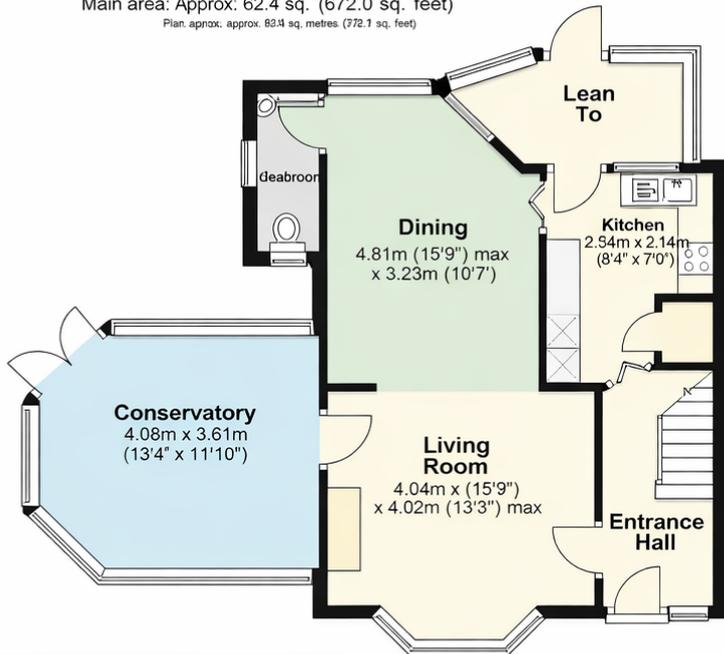
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£750,000 Freehold

A unique opportunity to purchase this Period Three Bedroom End of Terraced home ideally situated on this quiet turning in this lovely village surrounded by fields on the outskirts of Potters Bar and South Mimms. The home is in need of modernisation and offers a fantastic opportunity for those wishing to put their stamp on a home with the added benefit of the additional land that comes with it as apart of the sale.

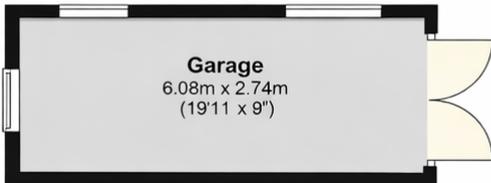
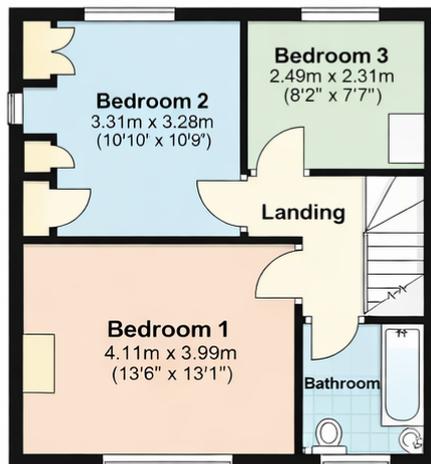
Ground Floor

Main area: Approx. 62.4 sq. (672.0 sq. feet)
Plan approx: approx. 83.8 sq. metres (772.1 sq. feet)



First Floor

Approx: 40.1 sq. metres (431.3 q. feet)



Main area: Approx. 104.2 sq. metres (1122.1 sq. feet)

Plan areas: approx. 60.1 sq. metres (7200.1 sq. feet)

For illustrative purposes only. Plan not to scale.

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

