



Cotton Road, Potters Bar, Hertfordshire, EN6

£699,950

- **SPACIOUS 3 BEDROOM SEMI-DETACHED HOME**
- **POTENTIAL FOR WRAP AROUND EXTENSION (STPP)**
- **CLOSE TO SHOPS / RESTAURANTS / TRAIN STATION**
- **SOUTH FACING REAR GARDEN**
- **NEW BOILER**
- **EXTENDED**
- **POTENTIAL FOR LOFT CONVERSION (STPP)**
- **LARGER THAN AVERAGE**
- **OFF STREET PARKING X 2**

Cotton Road, Potters Bar, Hertfordshire, . EN6

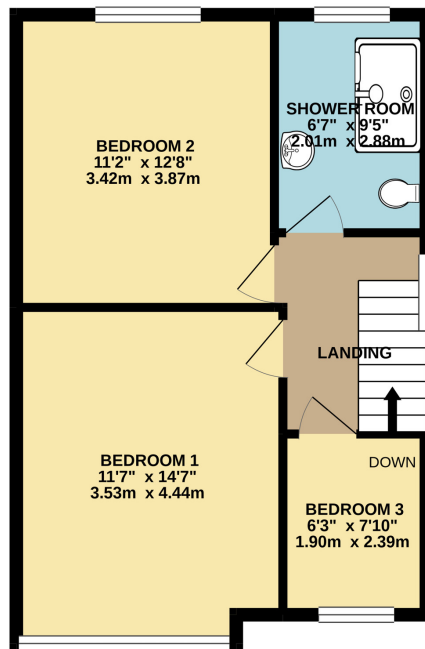
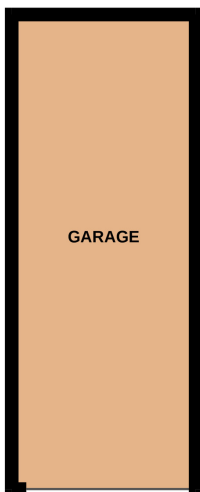
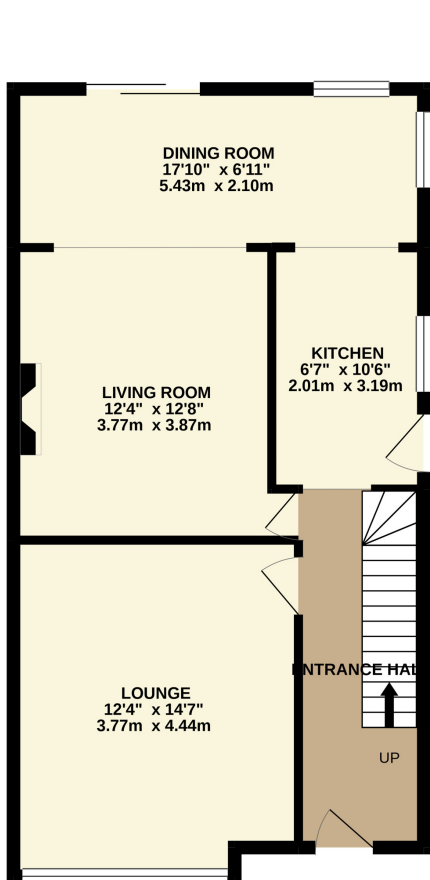
£699,950 Freehold

This larger than average extended three-bedroom semi-detached family home is ideally located on this quiet turning off the High Street in Potters Bar. The home sits on a wide plot so offers potential for those looking to extend to the side on the ground and first floor. The property consists of lounge to front, extended kitchen to the rear and dining room, and downstairs toilet. The first floor offers three spacious bedrooms, large family bathroom with bath and shower.

Externally the home benefits from off street parking, garage to side and a south facing garden.

GROUND FLOOR
758 sq.ft. (70.4 sq.m.) approx.

1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 1233 sq.ft. (114.6 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.
Made with Metropix ©2021

