



## Elmscroft Gardens, Potters Bar, Hertfordshire, EN6

**£670,000**

- RARELY AVAILABLE
- EXTENDED TO REAR WITH MODERN FITTED KITCHEN
- BI-FOLDING DOORS
- OFF STREET PARKING
- 8 MINUTES WALK TO POTTERS BAR STATION AND SHOPS
- 80FT NORTH WESTERLY FACING GARDEN
- BEAUTIFULLY PRESENTED THROUGHOUT
- SPACIOUS AND DECORATED TO A HIGH STANDARD
- LARGE GARAGE AND MATURE PRIVATE GARDEN
- POTENTIAL FOR LOFT CONVERSION ( STPP)
- EXCELLENT SCHOOL CATCHMENT AREA

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## £670,000 Freehold

This beautifully presented and extended three bedroom semi-detached home is ideally located on a highly desirable road just moments from Darkes Lane and Potters Bar Mainline Station.

The property benefits from attractive open plan living, downstairs toilet, a generous rear extension with modern fitted kitchen and granite worktops, pitched roof with automatic Velux windows and bi-folding doors opening out on to the large mature garden.

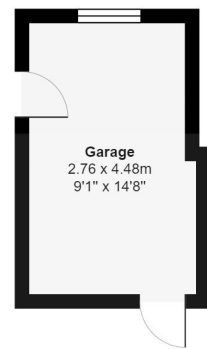
The first floor consists of three bedrooms, fitted cupboards to master bedroom, decorated to a high standard with plantation shutters, plus family bathroom.

Externally there is off street parking and a large garage to the rear. Garden is approx. 80ft and South Westerly facing

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Total Area: 114.7 m<sup>2</sup> ... 1235 ft<sup>2</sup>

All measurements are approximate and for display purposes only



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

