



Barnet Road, Potters Bar, Hertfordshire, EN6

£639,950

- **THREE DOUBLE BEDROOMS**
- **CIRCA 1910**
- **CLOSE TO SHOPS / AMENITIES / DOCTORS**
- **WELL MAINTAINED**
- **MASTER BEDROOM WITH EN SUITE SHOWER ROOM**
- **SUMMER HOUSE / HOME OFFICE**
- **GOOD DECORATIVE ORDER THROUGHOUT**

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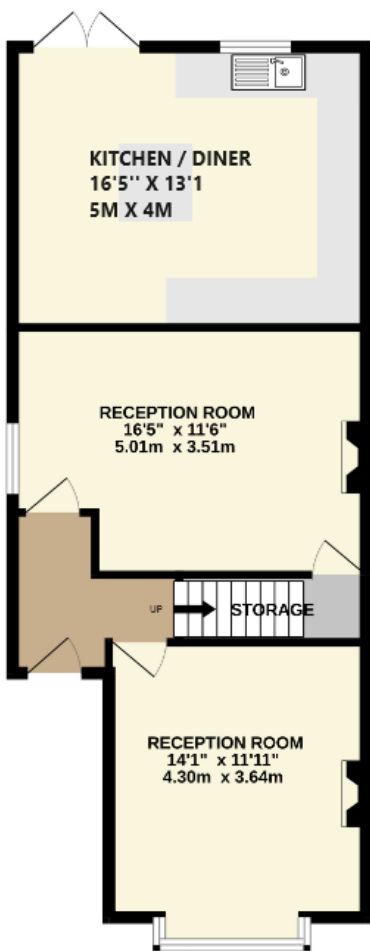
£639,950 Freehold

A spacious and well presented three double bedroom Edwardian semi detached home ideally located on Barnet Road, moments from shops and restaurants. The property offers spacious living, with lounge to front, reception and an open plan kitchen diner to the rear, the first floor boasts three double bedrooms, master bedroom with en-suite shower room and dressing area, plus family bathroom.

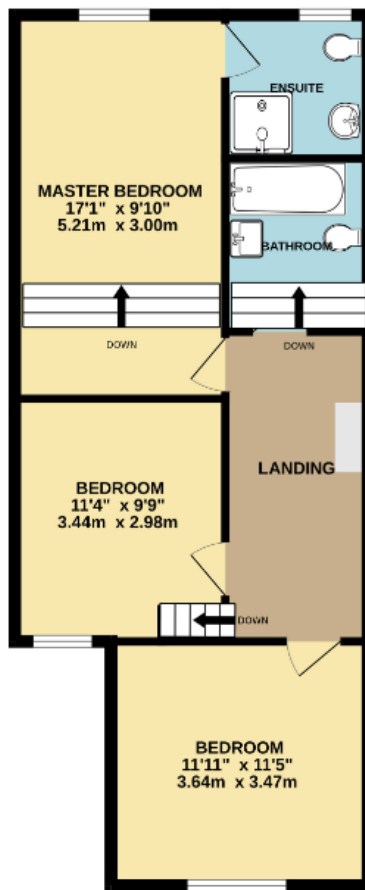
Externally there is a mature 85ft rear garden with gravelled terrace, well manicured lawn, and a further gravel area to the rear with summer house with power and lighting ideal for a home office.

Council Tax Band D

GROUND FLOOR
699 SQ FT (64.93SQM) APPROX



1ST FLOOR
615 SQ FT (57.2SQ M) APPROX



TOTAL FLOOR AREA 1275 SQ FT (118.5 SQM)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	73
(55-68)	D	
(39-54)	E	54
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

