



Mutton Lane, Potters Bar, Hertfordshire, EN6 2HD

£649,950

- CHAIN FREE
- OFF STREET PARKING
- WALKING DISTANCE TO BOTH HIGH STREETS
- LARGE MATURE GARDEN
- POTENTIAL FOR LOFT CONVERSION (STPP)
- FOUR BEDROOM SEMI DETACHED HOME
- GARAGE
- WALKING DISTANCE TO POTTERS BAR TRAIN STATION
- DOWNSTAIRS TOILET
- POTENTIAL FOR REAR EXTENSION (STPP)

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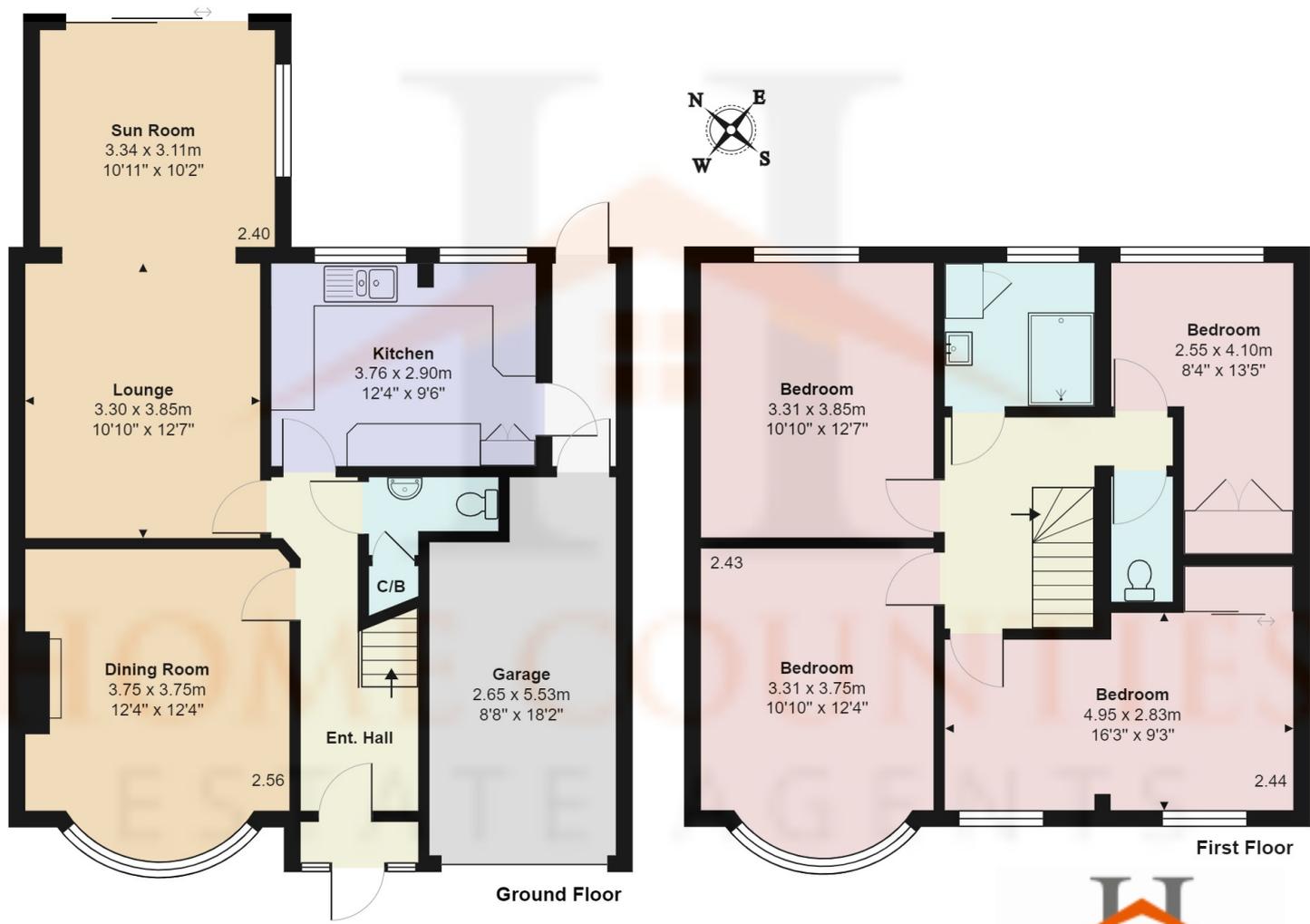
£649,950 Freehold

CHAIN FREE

Home Counties Estate Agents are pleased to offer this extended four bedroom semi detached home ideally located moments from Darkes Lane and Potters Bar Mainline Station, local shops and amenities.

The property features an extension to the rear and a double storey side extension that awards the home with a larger lounge with sliding doors into the garden, separate dining room to the front, kitchen with views over the garden and a downstairs toilet. The first floor benefits from three double bedrooms and a larger than average single bedroom with built in wardrobes, recently fully tiled shower room and separate WC.

Other benefits include an integral garage and off street parking for several cars and a large mature garden to the rear.



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Total Area: 148.8 m² ... 1602 ft²

All measurements are approximate and for display pu

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100) A			
(81 to 91) B			
(69 to 80) C			80
(55 to 68) D		59	
(39 to 54) E			
(21 to 38) F			
(1 to 20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Wales & N.Ireland			

