



## Mimms Hall Road, Potters Bar, Hertfordshire, EN6 3DU

**£649,950**

- **THREE BEDROOM SEMI DETACHED HOME**
- **KITCHEN WITH ISLAND AND BREAKFAST BAR**
- **POTENTIAL FOR LOFT CONVERSION ( STPP)**
- **CLOSE TO SHOPS / RESTAURANTS / AMENITIES**
- **OPEN PLAN KITCHEN / DINING ROOM**
- **DOWNSTAIRS TOILET**
- **GOOD SCHOOL CATCHMENT AREA**

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## £649,950 Freehold

This three bedroom semi detached home is ideally located on the ever popular Mimms Hall Road just moments from shops, post office, Tesco Express and Furzefield Leisure centre and within good primary school catchment area of Wroxham and Cranborne Primary Schools. The property has recently been extended to the rear with this superb open plan lounge kitchen dining area with kitchen with island and breakfast bar, living room to front with crittle glass sliding doors that separate the lounge. There is also a downstairs toilet and bi-folding doors leading out on to the garden. The first floor has two double bedrooms, a single bedroom and bathroom with separate toilet.

Externally the property has garden to rear, shared driveway and potential for loft conversion subject to permitted development or planning permission.



### Mimms Hall Road, Hertfordshire EN6

Total Area: 110.9 m<sup>2</sup> ... 1193 ft<sup>2</sup> (excluding c/b)  
All measurements are approximate and for display purposes only

