



## Southgate Road, Potters Bar, Hertfordshire, EN6 5DZ

**£735,000**

- **FOUR BEDROOM SEMI DETACHED HOME**
- **OFF STREET PARKING FOR SEVERAL CARS**
- **LOFT CONVERSION WITH EN-SUITE**
- **OPEN PLAN KITCHEN / DINING ROOM**
- **GARDEN OFFICE**
- **CLOSE TO SHOPS / RESTAURANTS / AMENITIES**

108, High Street, Potters Bar, EN6 5AT

01707 245 555

[www.home-counties.com](http://www.home-counties.com)

# Southgate Road, Potters Bar, Hertfordshire, . EN6 5DZ

## £735,000 Freehold

A beautifully presented Four bedroom modern semi detached family home, ideally situated within walking distance to Potters Bar High Street, local shops and amenities, with excellent transport links to the M25, A1 and the Great North Road.

Internally on the ground floor the property consists of entrance hall with engineered wood flooring, separate lounge at the front of the property, recently installed modern open plan kitchen diner, three bedrooms and a family bathroom on the first floor and a master bedroom and en-suite occupying the third floor.

The property is set back from the road and has the benefit of a large blocked paved driveway with off street parking for several cars, a recently built timber garage to the rear accessed via gates to the side of the property and a superb garden with decking area and extensive lawn area, plus garden room office with wired in internet connection.

Viewing highly recommended.



Total approx floor area: 118.0 m<sup>2</sup> (1270.5 ft<sup>2</sup>)  
 Ground Floor: 44.2 m<sup>2</sup> (475.8 ft<sup>2</sup>)  
 1st Floor: 42.4 m<sup>2</sup> (456.5 ft<sup>2</sup>)  
 2nd Floor: 31.4 m<sup>2</sup> (338.2 ft<sup>2</sup>)  
Drawings are for illustrative purposes only.  
 Produced using Eirburat Sketch 27.5.19

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	52	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

