



Mimms Hall Road, Potters Bar, Hertfordshire, EN6 3DX

£769,950

- **FOUR BEDROOM SEMI-DETACHED HOME**
- **GARAGE (POTENTIAL TO CONVERT)**
- **EN-SUITE SHOWER ROOM TO MASTER BEDROOM**
- **FURTHER POTENTIAL FOR LOFT CONVERSION (STPP)**
- **EXCELLENT CONDITION THROUGHOUT**
- **OFF STREET PARKING X 2**
- **L-SHAPE MODERN FITTED KITCHEN / DINING ROOM**
- **OUTBUILDING WITH GYM AND OFFICE**
- **GOOD SCHOOL CATCHMENT AREA**

Mimms Hall Road, Potters Bar, Hertfordshire, . EN6 3DX

£769,950 Freehold

This extended four-bedroom semi-detached home is ideally located on Mimms Hall Road in Potters Bar, within excellent school catchment for both Wroxham Primary School (OFSTED Outstanding) and Cranbourne Primary School (OFSTED Good) and walking distance to Dame Alice Owens.

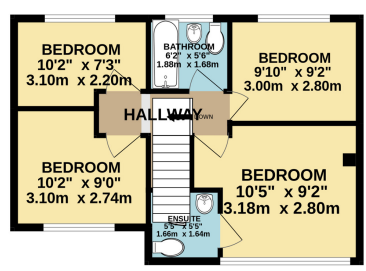
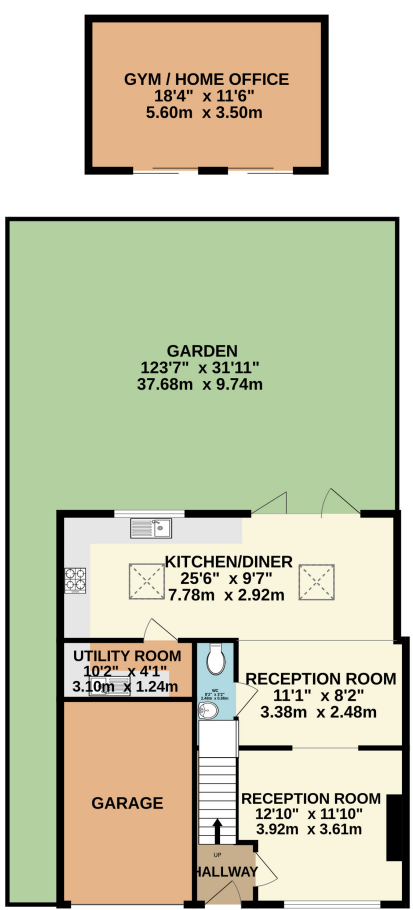
The property benefits from an extension to the side, with large garage with potential to convert, lounge to the front, L-Shape extended kitchen diner with bi-folding doors to the garden, luxury vinyl flooring throughout the ground floor, utility room and a downstairs toilet. The first-floor features four bedrooms, recently remodelled family bathroom and newly refurbished en-suite shower room to the master bedroom.

Externally the home has off street parking to the front, side access and a superb garden with outbuilding to the rear, currently used as office and gym.

Location, the home is just moments from Furzefield Leisure Centre, Tesco Express, and various shops and restaurants and walking distance to Potters Bar Mainline Train Station and near to South Mimms with M25 and A1M.

GROUND FLOOR
968 sq.ft. (89.9 sq.m.) approx.

1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 1422 sq.ft. (132.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

