



The Shrublands, Potters Bar, Hertfordshire, EN6

£925,000

- **DETACHED FAMILY HOME**
- **24FT LOUNGE**
- **FOUR DOUBLE BEDROOMS**
- **LARGE EN-SUITE TO MASTER BEDROOM**
- **WALKING DISTANCE TO POTTERS BAR MAINLINE STATION**
- **OFF STREET PARKING**
- **CONSERVATORY**
- **LARGE ENTRANCE HALL**
- **GARAGE TO THE REAR**
- **WALKING DISTANCE TO DAME ALICE OWENS**

108, High Street, Potters Bar, EN6 5AT

01707 245 555

www.home-counties.com

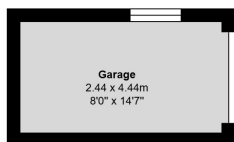
The Shrublands, Potters Bar, Hertfordshire, . EN6

£925,000 Freehold

This extended four-bedroom detached family home is ideally located on this turning just off Baker Street and walking distance to Dame Alice Owens School and Potters Bar Mainline Train Station.

The home benefits from a spacious entrance hall as you enter, an extension to the rear with a superb 24ft lounge, plus conservatory, a separate dining room to the front, large 23ft long galley style kitchen, with breakfast room to the rear, and downstairs guest toilet. The first-floor features four spacious bedrooms, master bedroom to the rear with en-suite and a separate family bathroom and separate toilet.

Externally the home benefits from off street parking, plus garage to the rear and a large mature garden.



Not shown in actual location



Shrublands, Hertfordshire EN6

Total Area: 178.2 m² ... 1918 ft² (excl. garage) (incl. Conservatory)

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

