



## Barnet Road, Potters Bar, EN6 2RD

**£695,000**

- **PERIOD PROPERTY**
- **FOUR DOUBLE BEDROOMS**
- **19FT KITCHEN BREAKFAST ROOM**
- **SUMMER HOUSE / HOME OFFICE**
- **SPACIOUS FAMILY HOME**
- **OFF STREET PARKING X 2**
- **EN-SUITE SHOWER ROOM TO MASTER BEDROOM**
- **120FT GARDEN ( APPROX )**
- **SUMMER HOUSE / GYM**
- **CLOSE TO SHOPS AND TRANSPORT**

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# Barnet Road, Potters Bar, . EN6 2RD

## £695,000 Freehold

A spacious and well presented period family home set over three floors and boasting 1400 sq ft of living accommodation. The property has character features throughout, high ceilings, picture frames and ceiling rose and coricing, a spacious lounge to front, lounge-diner to the rear and a large 19ft kitchen breakfast room. On the first floor there are two double bedrooms and a family bathroom with bath and separate shower, and the loft space has been converted and consists of a large master bedroom with en-suite and a bedroom to the rear.

Externally the property benefits from off street parking to the front, side access, a 120ft garden to the rear with wrap around patio, lawn and a summer house and log cabin currently used as a gym / office.

Viewing advised



TOTAL FLOOR AREA : 1468 sq.ft. (136.4 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.  
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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>		<b>79</b>
(55-68) <b>D</b>	<b>59</b>	
(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		
England, Scotland & Wales		

