



## Cotton Road, Potters Bar, Hertfordshire, EN6

**£545,000**

- PERIOD COTTAGE
- DOWNSTAIRS TOILET
- OFF STREET PARKING
- NATIONAL TRUST LAND TO THE REAR
- EXCELLENT DECORATIVE ORDER THROUGHOUT
- NEWLY REFURBISHED SASH WINDOWS
- TWO DOUBLE BEDROOMS
- SEPARATE KITCHEN
- CHAIN FREE
- QUIET RESIDENTIAL ROAD
- WALKING DISTANCE TO SHOPS AND TRAIN STATION
- REWIRED 6 YEARS AGO

108, High Street, Potters Bar, EN6 5AT

01707 245 555

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

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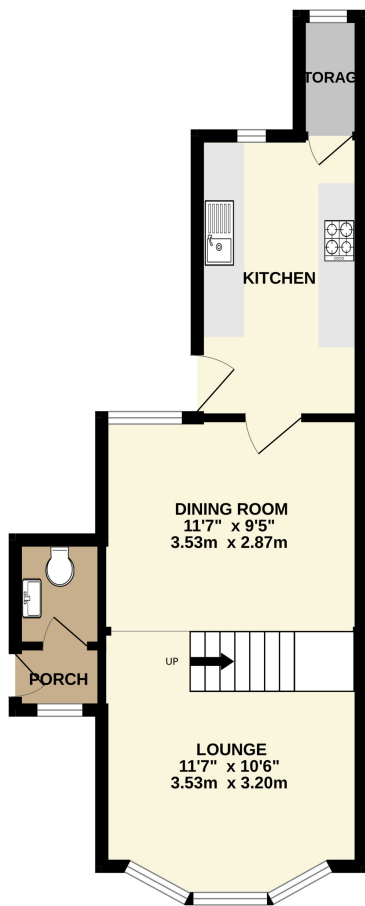
## £545,000 Freehold

OFFERED CHAIN FREE

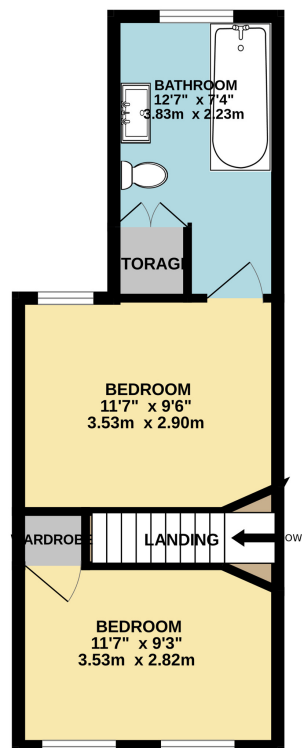
We are delighted to offer for sale this charming two-bedroom cottage with the benefit of off-street parking and views over national trust land to the rear. The property has been tastefully decorated throughout with period features throughout with the benefit of newly renovated sash windows with double glazed sash windows to the front and a full rewire 6 years ago.

On entering home via the porch to the side there has been a downstairs guest WC added, lounge to the front, gas fire, open staircase in the middle and dining room with views over the garden, separate kitchen to the rear and larder storage area. The first-floor benefits from master bedroom to the rear opening into the family bathroom, with additional storage and double bedroom to the front.

GROUND FLOOR  
377 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 701 sq.ft. (65.2 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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