



Mutton Lane, Potters Bar, Hertfordshire, EN6 2HD

£735,000

- EXTENDED FAMILY HOME
- DOWNSTAIRS UTILITY ROOM
- GOOD DECORATIVE ORDER THROUGHOUT
- VENDORS HAVE FOUND
- 1610 sq ft
- CONSERVATORY WITH UNDERFLOOR HEATING
- DOWNSTAIRS SHOWER ROOM
- MATURE GARDEN WITH POND AND DECKING
- 7 MINUTE WALK TO POTTERS BAR MAINLINE TRAIN STATION
- GOOD SCHOOL CATCHMENT AREA

108, High Street, Potters Bar, EN6 5AT

01707 245 555

www.home-counties.com

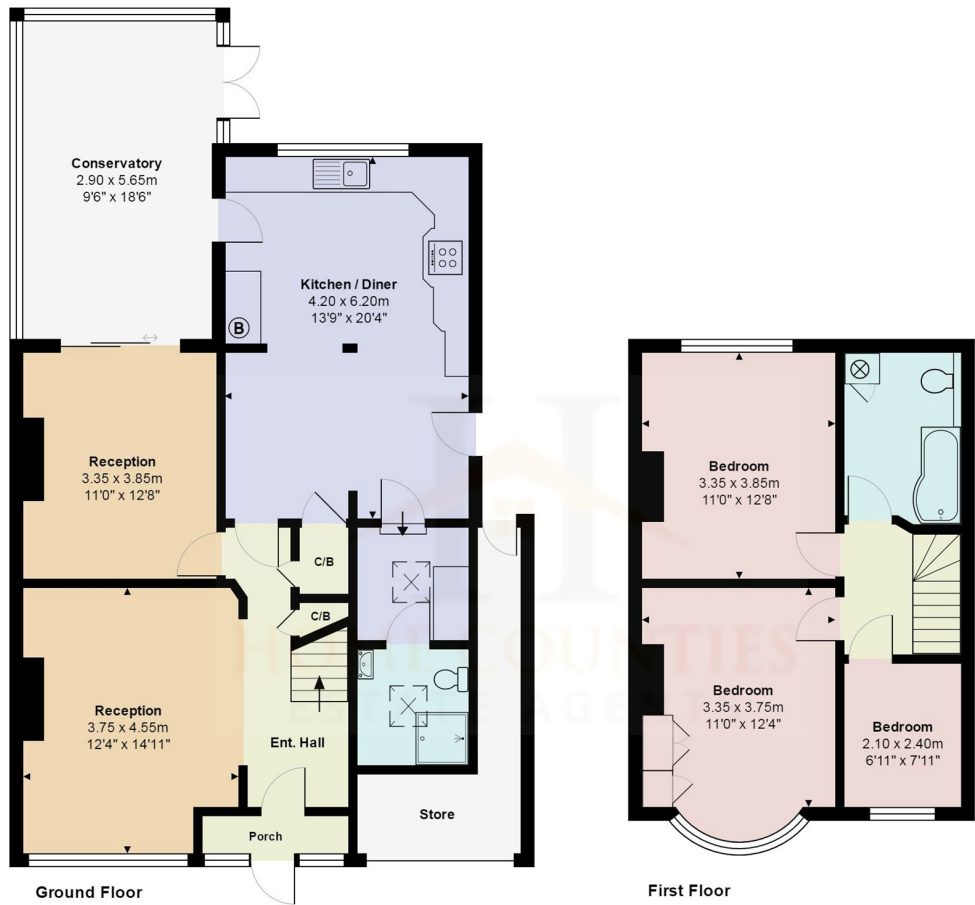
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£735,000 Freehold

This superb, spacious, and extended three-bedroom family home is ideally situated on Mutton Lane, just moments from Darkes Lane and the High Street, and just 7 minutes walk to Potters Bar Mainline Train Station with fast trains into Kings Cross in just 17 minutes.

Offering generous living space, the property boasts an open-plan feel with the hallway wall removed from the lounge, a second reception room, and a conservatory with underfloor heating. The large, extended kitchen includes a separate utility room, and there is also a convenient downstairs shower room. Upstairs, the first floor features three well-proportioned bedrooms and a stylish, fully tiled family bathroom with underfloor heating.

Externally, the home benefits from off-street parking and a fantastic 140ft rear garden, complete with a recently installed decking area, a charming pond, and mature landscaping.



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Total Area: 149.6 m² ... 1610 ft²

All measurements are approximate and for display purposes only

