



ABSOLUTE
PROPERTY

Sopers House, Soper Road, Cuffley EN6 4RY

☎ 020 8882 8156 📠 020 8882 8155

✉ info@absolutepropertyagents.com

🌐 www.absolutepropertyagents.com



**6 Quakers Lane, Potters Bar
Hertfordshire EN6 1RL**

Price Guide £350,000

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £350,000

Absolute Property Auctions are pleased to offer a charming two double bedroom semi detached period cottage. Situated on the borders of Little Heath and within walking distance (approx 0.7 miles) of Darkes Lane amenities and Potters Bar main line station (fast track to London's Kings Cross and Moorgate). Benefits include a character fireplace, double glazing, gas central heating, own rear garden and comes with the added advantage of being offered on a chain free basis. viewing highly recommended.

Auction Ends 7th December 2023 at 13.00



6 Quakers Lane, Potters Bar Hertfordshire EN6 1RL

ENTRANCE:

Front door opening to entrance hall with further door opening to through lounge.

LOUNGE/DINER:

21'3 X 10'9

Cast iron fireplace with granite earth, two radiators, tv socket, telephone point, upvc double glazed window to front aspect, door to kitchen, stairs to first floor landing, upvc double glazed double doors opening to rear garden.

KITCHEN:

6'3 X 5'5

Range of eye and base level units, built in oven, hob and extractor, stainless steel sink unit with mixer taps, plumbing for dishwasher, wood laminate flooring, upvc double glazed window to side aspect, open doorway to:

HALLWAY:

Airing cupboard, door to bathroom, upvc double glazed door opening to rear garden.

BATHROOM:

Three piece suite comprising of low flush wc, hand wash basin with mixer taps, bath with inset wall shower unit, heated towel rail, ceiling spot lights, extractor fan, upvc double glazed frosted window to rear aspect.

FIRST FLOOR LANDING:

Doors to bedroom one, bedroom two

BEDROOM ONE:

11'1 X 10'1

Upvc double glazed window to front aspect, radiator, telephone point, tv socket.

BEDROOM TWO:

10'1 X 8'3

Upvc double glazed window to rear aspect, radiator.

REAR GARDEN:

Block paved with steps up to raised patio with various shrub borders and flower beds, brick built shed, side gate access.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
89	92	32	37
<p>Very good energy efficiency - lower running costs</p> <p>Very low energy efficiency - higher running costs</p>		<p>Very low environmental impact - lower CO₂ emissions</p> <p>High environmental impact - higher CO₂ emissions</p>	
<p>Energy Efficiency Rating Legend: A (Green), B (Yellow), C (Orange), D (Red), E (Dark Red), F (Black), G (Black)</p>		<p>Environmental Impact (CO₂) Rating Legend: A (Green), B (Yellow), C (Orange), D (Red), E (Dark Red), F (Black), G (Black)</p>	
England & Wales EPC Directive 2002/91/EC		England & Wales EPC Directive 2002/91/EC	