



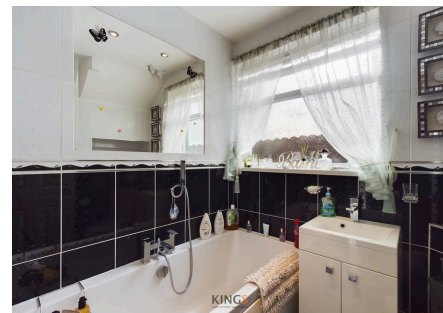
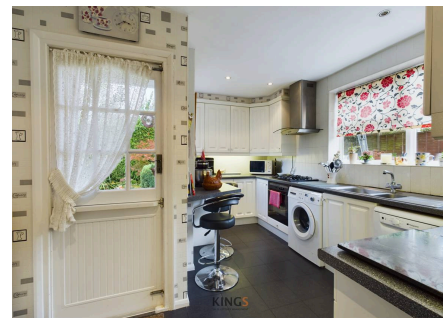
Winston Way, Potters Bar – EN6 2NE

GUIDE PRICE £625,000 – £650,000 Freehold

DETACHED CHALET BUNGALOW • TWO/THREE BEDROOMS • SPACIOUS LIVING ROOM • DINING ROOM/BEDROOM THREE • GARAGE & DRIVEWAY • SOUTH EAST FACING REAR GARDEN • POTENTIAL TO EXTEND (STPP) • FREEHOLD •
EPC RATING – E



Situated in a quiet and peaceful cul-de-sac of only six properties is this well presented two/three bedroom detached chalet bungalow. The property comprises an inviting entrance hall with block Parquet flooring, spacious living room, separate kitchen with stable door leading to garden, large double bedroom which is currently used as a dining room, another double bedroom with fitted wardrobes and a family bathroom. The first floor features a large double bedroom with fitted wardrobes, en-suite shower room and eaves storage. This freehold property further benefits from a garage, driveway for multiple cars, West facing side patio, secluded South-East facing rear garden and this home could be extended subject to the necessary permissions and consents.

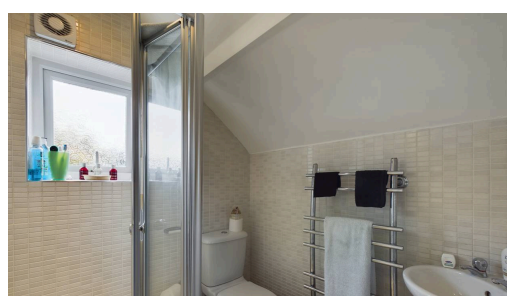


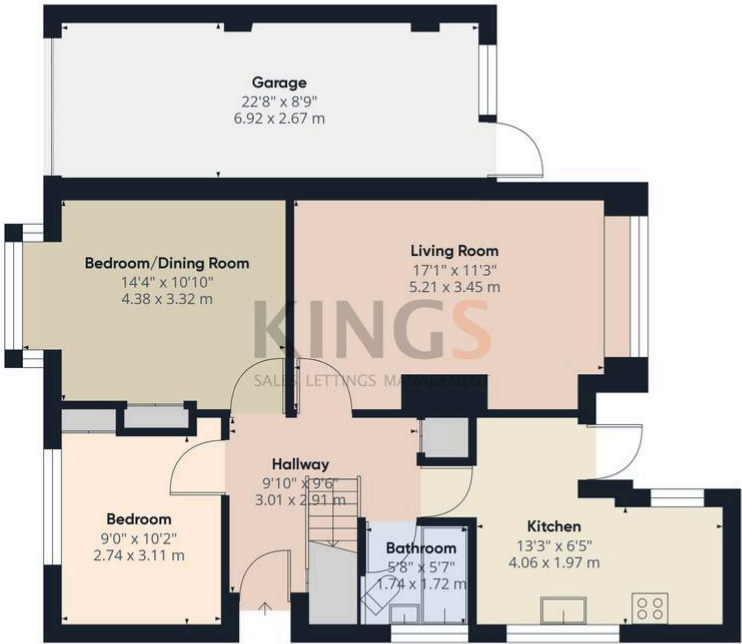
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency
Rating: E

EPC Environmental Impact
Rating: E





Ground Floor



Floor 1

Approximate total area⁽¹⁾
1277.03 ft²
118.64 m²

Reduced headroom
116.25 ft²
10.8 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

