

## Cotton Road, Potters Bar – EN6 5JH

GUIDE PRICE £575,000 – £585,000 Freehold

SEMI-DETACHED BUNGALOW • THREE BEDROOMS • LIVING ROOM WITH BAY WINDOW • LOFT WITH POTENTIAL •  
GARAGE & DRIVEWAY • PRETTY GARDENS • CONVENIENTLY POSITIONED FOR AMENITIES • CHAIN FREE • FREEHOLD •  
EPC RATING – TBC

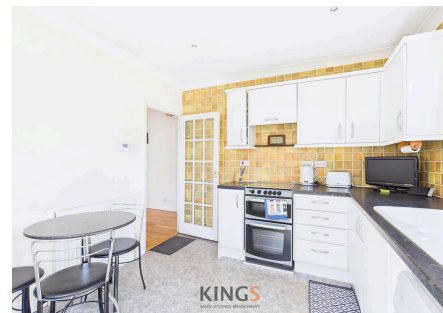
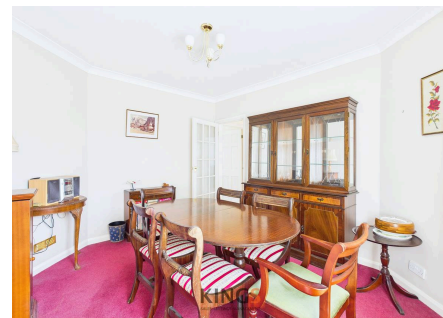
**KINGS**  
SALES LETTINGS MANAGEMENT



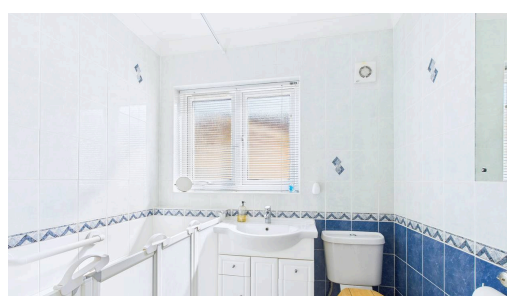


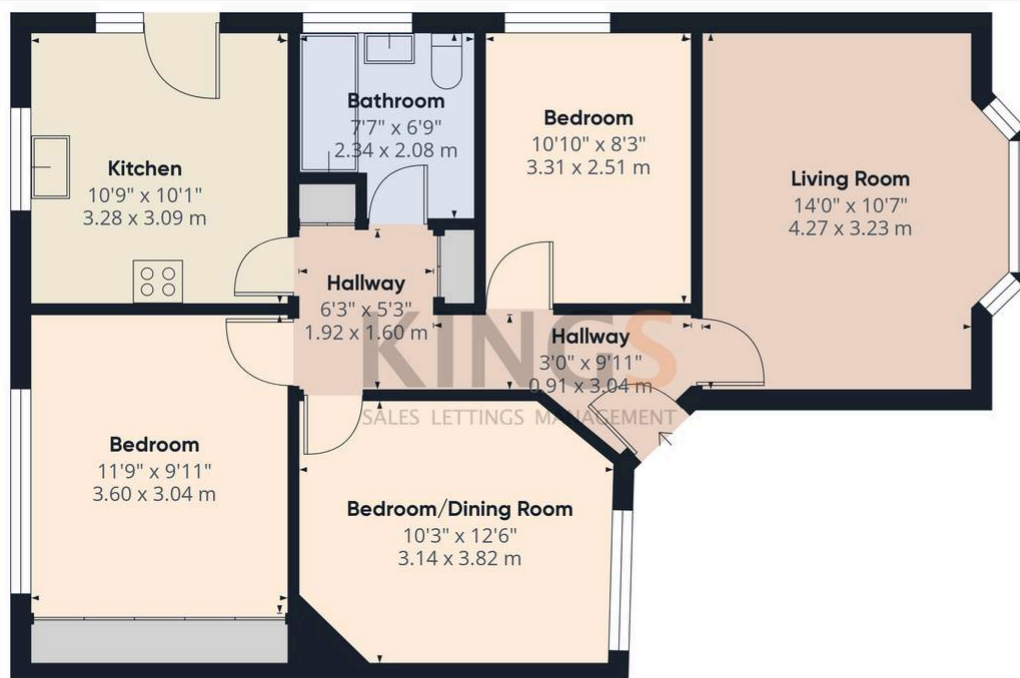


Situated conveniently for a multitude of amenities including the shops and eateries on the High Street, wonderful grounds and lakes of Oakmere Park, and approximately 25-minute walk from Potters Bar train station (Finsbury Park 13 minutes & Kings Cross 18 minutes) is this well presented three-bedroom semi-detached bungalow. The property comprises an inviting entrance hall, spacious living room with bay window and fireplace, kitchen/breakfast room, master bedroom with fitted wardrobes, second double bedroom which is currently utilised as a dining room, third single bedroom with a fitted wardrobe, and a family bathroom. This chain free property also features a well-maintained rear garden with lawn and patio areas, summerhouse with power, front garden with picket fence, detached garage with electric up and over door, driveway for one car (could create further space by utilising a portion of the front garden) and side access. There is a significant loft with Velux windows which could be converted subject to the necessary permissions and consents.



Council Tax band: E  
Tenure: Freehold





Ground Floor Building 1



Ground Floor Building 2

**KINGS**  
SALES LETTINGS MANAGEMENT

Approximate total area<sup>(1)</sup>  
889.21 ft<sup>2</sup>  
82.61 m<sup>2</sup>

(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

GIRAFFE360

