



## Laurel Fields, Potters Bar – EN6 2BB

£400,000 Freehold

MID TERRACE HOUSE • TWO DOUBLE BEDROOMS • SPACIOUS LIVING ROOM • SEPARATE KITCHEN • SOUTH-EAST FACING GARDEN • TWO ALLOCATED PARKING SPACES • NEAR TO POTTERS BAR STATION • CHAIN FREE • FREEHOLD • EPC RATING – C

**KINGS**  
SALES LETTINGS MANAGEMENT







Situated within walking distance to Potters Bar train station and an abundance of amenities including shops and eateries on Darkes Lane and Cranborne Primary School is this two double bedroom mid-terrace house. The ground floor comprises an entrance hall leading to large living room and a separate kitchen. The first floor features a master bedroom, second double bedroom and a family bathroom. This freehold home further benefits from a South-East facing rear garden, storage cupboard to the front, two allocated parking bays and is offered for sale on a chain free basis.

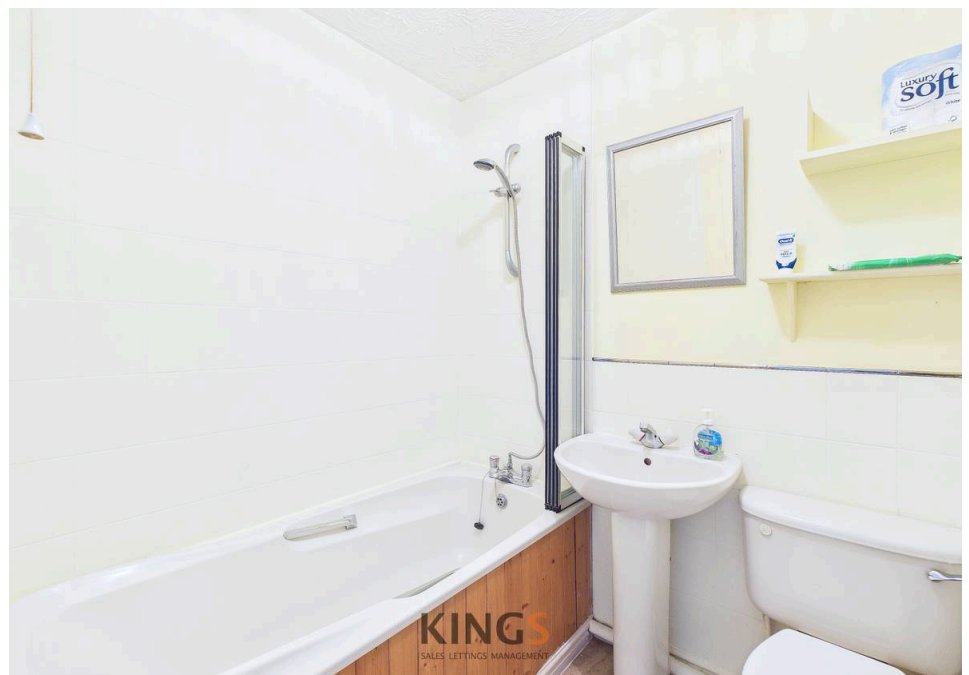
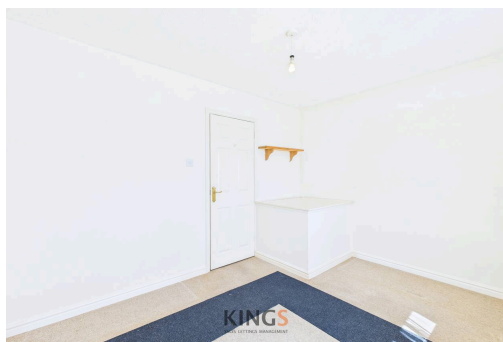


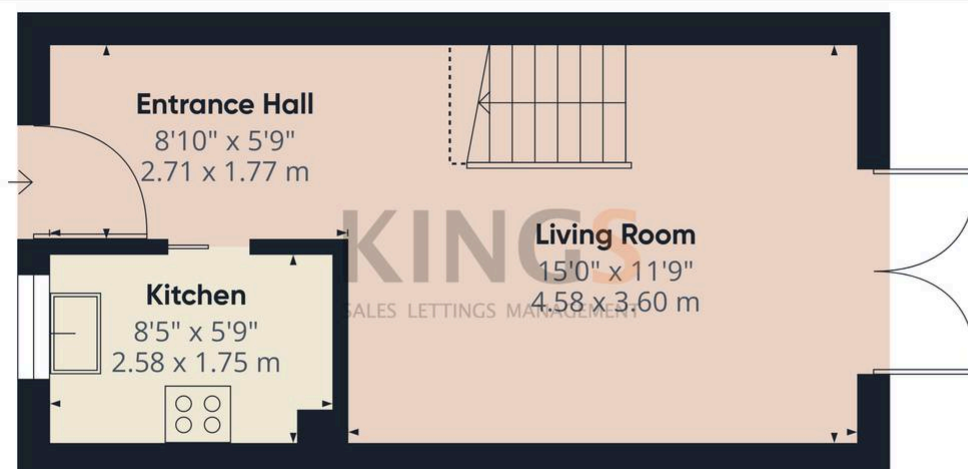
Council Tax band: D

Tenure: Freehold

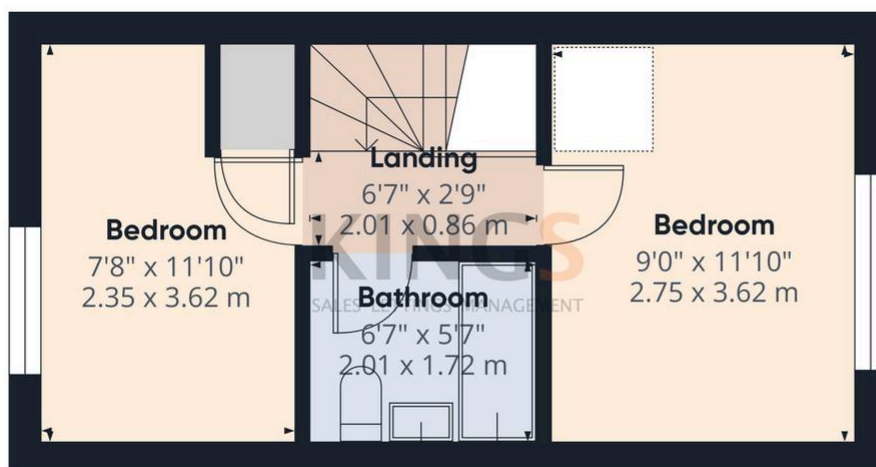
EPC Energy Efficiency  
Rating: C

EPC Environmental Impact  
Rating: C





Ground Floor



Floor 1

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**Approximate total area<sup>(1)</sup>**

527 ft<sup>2</sup>  
48.9 m<sup>2</sup>

**Reduced headroom**

16 ft<sup>2</sup>  
1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

