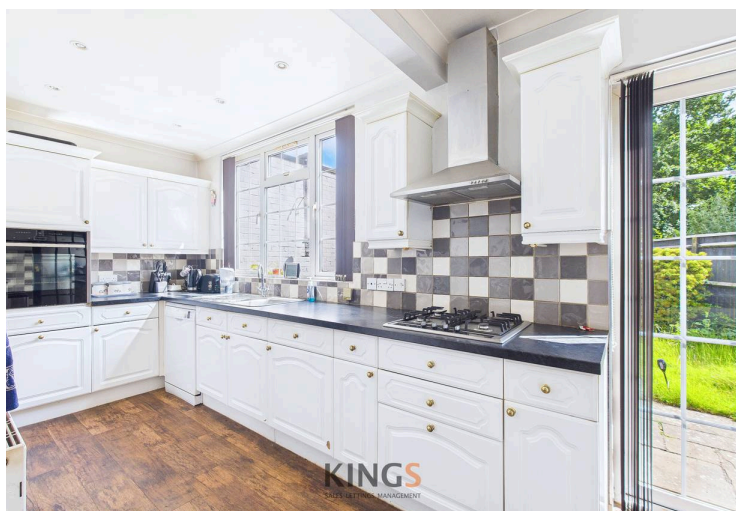




## Laurel Avenue, Potters Bar – EN6 2AB

£600,000 Freehold

END TERRACE HOUSE ON CORNER PLOT • THREE BEDROOMS • THROUGH-LOUNGE • KITCHEN & UTILITY AREA •  
MOMENTS FROM POTTERS BAR STATION • DOUBLE GARAGE & DRIVEWAY • PRIME FOR EXTENDING/DEVELOPING •  
CHAIN FREE • FREEHOLD • EPC RATING – TBC

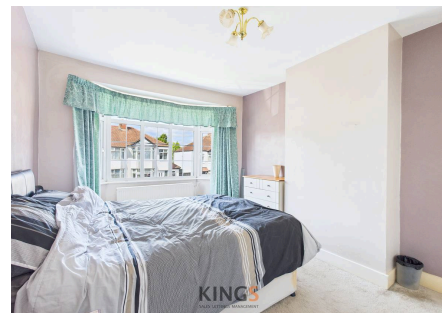
**KINGS**  
SALES LETTINGS MANAGEMENT





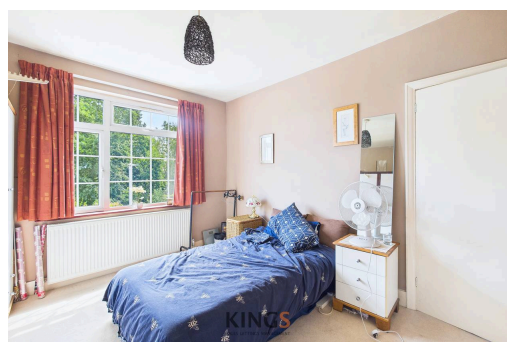


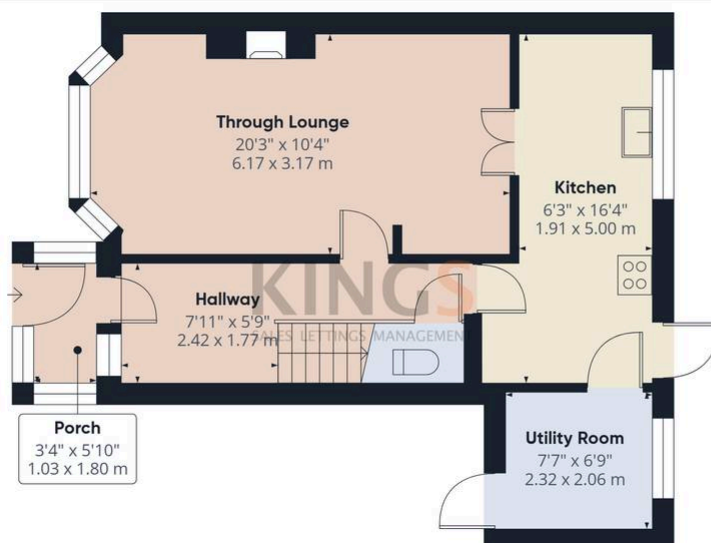
Situated moments away from Potters Bar train station (Finsbury Park 13 minutes and Kings Cross in 18 minutes) and the abundant amenities of Darkes Lane is this three bedroom end terrace corner plot house. The ground floor comprises a front porch leading to an inviting hallway and w/c, spacious through-lounge with living room with bay window and dining room, full width kitchen to the rear and a utility area. The first floor features a master bedroom with bay window, second double bedroom, third single bedroom and a family bathroom. This chain free property further benefits from a rear garden, large side garden, double garage with driveway for two cars and holds great potential for extending or developing subject to the necessary permissions and consents.



Council Tax band: E

Tenure: Freehold





Ground Floor Building 1



Floor 1 Building 1

Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**  
1162 ft<sup>2</sup>  
107.9 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360

