



Wroxham Gardens, Potters Bar – EN6 3DJ

£535,000 Freehold

SEMI DETACHED HOUSE • THREE BEDROOMS • THROUGH LOUNGE/DINING ROOM • DOWNSTAIRS W/C • LARGE REAR GARDEN • DRIVEWAY • POTENTIAL TO EXTEND (STPP) • OUTSTANDING PRIMARY SCHOOL CATCHMENT • FREEHOLD •
EPC RATING – D

KINGS
SALES LETTINGS MANAGEMENT



Situated moments from the Ofsted outstanding The Wroxham School (single form primary) is this three bedroom semi detached freehold house prime for extending subject to the necessary permissions and consents. The ground floor comprises an inviting entrance hall with w/c, through lounge with living and dining areas and a semi open plan kitchen. The first floor features a master bedroom with fitted wardrobes, second double bedroom with fitted wardrobes, third single bedroom and a family bathroom. This home further benefits from a 120ft (approx) rear garden with raised decking, patio and lawn areas with garage which has been converted, driveway to front for two cars and this home could benefit from a single or double storey extension and a loft conversion (STPP).



Council Tax band: E
Tenure: Freehold
EPC Energy Efficiency Rating: D
EPC Environmental Impact Rating: D

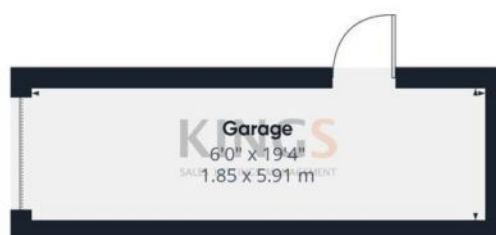




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
878 ft²
81.6 m²

(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.

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