

Your local property experts

PhilipAlexander is your local independent estate agent. Every year, hundreds of people entrust us to help them buy, sell, let or manage a property.

Our local knowledge, competitive rates and honest attitude are the reasons so many people choose us over a corporate chain. But don't take our word for it, read what they have to say at philipalexander.net/reviews

You'll find us on Hornsey High Street. Pop in for a chat or call us today.

Call **020 8342 9444** to speak to one of our friendly team.

trustworthy
faultless service
straightforward
honest *a breath of*
professional *fresh air*
accessible
friendly *dependable*
responsive
transparent

Quotes taken from independent
Google reviews 2006 to 2016



PhilipAlexander Estate Agents
52 High Street, Hornsey
London N8 7NX

philipalexander
thinking local

020 8342 9444
www.philipalexander.net

philipalexander
thinking local



Wroxham Gardens, Potters Bar EN6

£2,150 FOR SALE

House - Semi-Detached

3 2 1



Wroxham Gardens, Potters Bar EN6 £2,150

Description

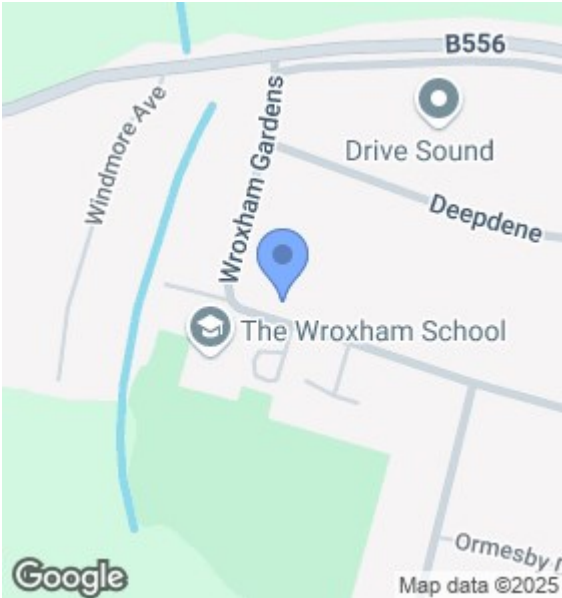
A lovely three bedroom semi-detached house located within close proximity to Wroxham Primary School, Furzefield Leisure Centre and the local amenities of Potters Bar.

The property benefits from a large bright through-lounge, a modern fitted kitchen, downstairs W/C, three good size bedrooms, and a good size family bathroom. Additional benefits included a large rear garden and off-street parking on the driveway at the front.

Key Features

- Off street parking
- Large rear garden

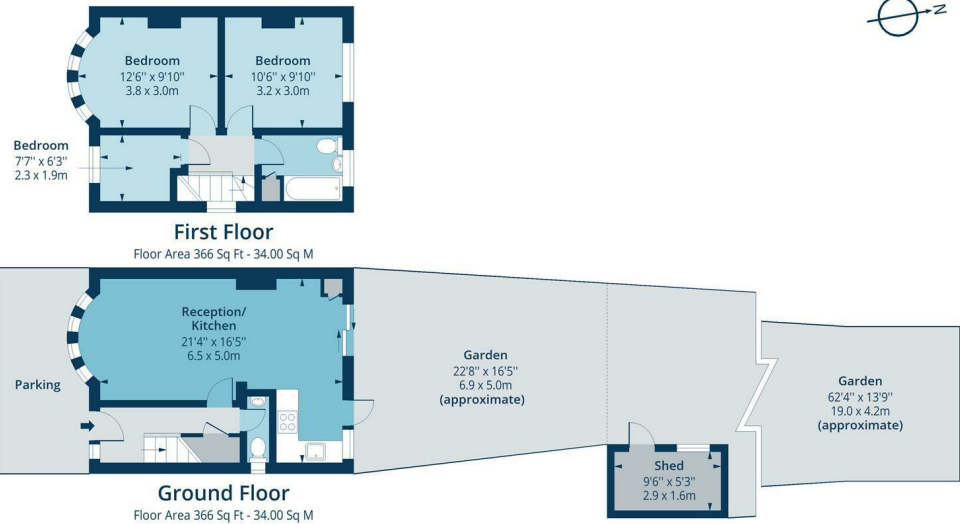
Tenure to be confirmed
Lease Expires to be confirmed
Ground Rent to be confirmed
Service Charge Hertsmere
Local Authority D
Council Tax



Floorplan

Wrexham Gardens, EN6

Approx. Gross Internal Area 732 Sq Ft - 68.00 Sq M
Approx. Gross Shed Area 50 Sq Ft - 4.65 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		49	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.