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Wroxham Gardens, Potters Bar EN6

£2,000 FOR SALE

House - Semi-Detached

3 2 1



Wroxham Gardens, Potters Bar EN6 £2,000 Per

Description

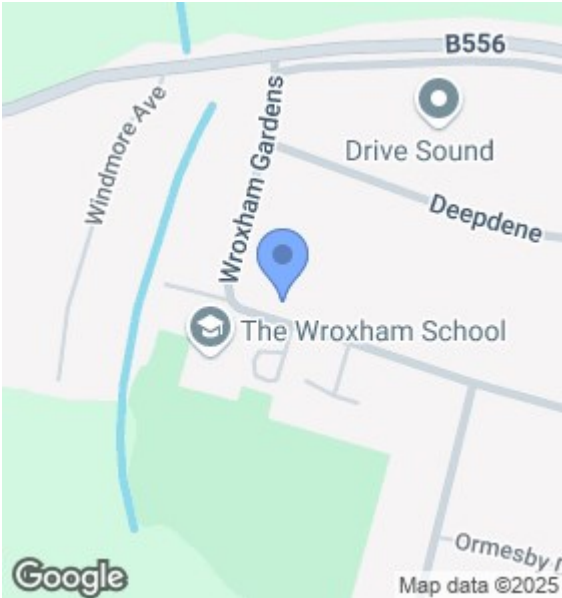
A lovely three bedroom semi-detached house located within close proximity to Wroxham Primary School, Furzefield Leisure Centre and the local amenities of Potters Bar.

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

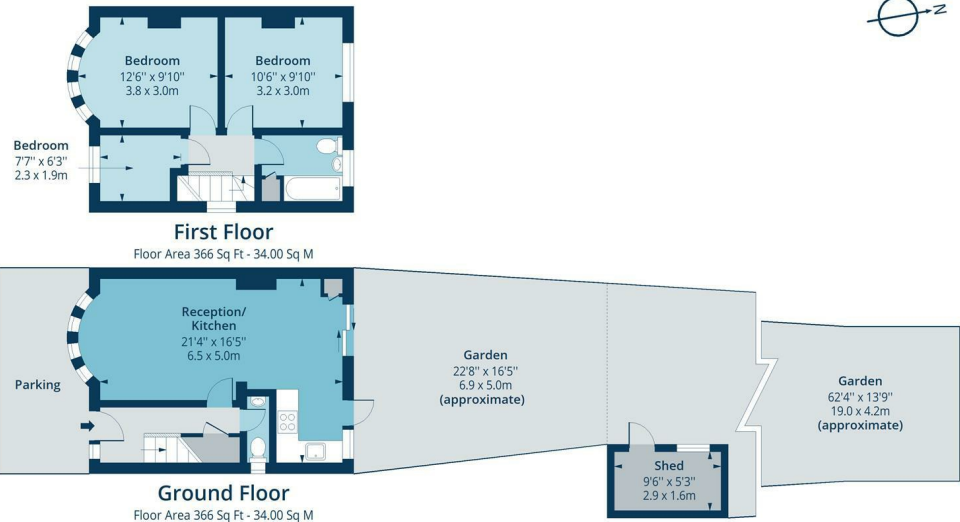
Tenure to be confirmed
Lease Expires to be confirmed
Ground Rent to be confirmed
Service Charge Hertsmere
Local Authority D
Council Tax



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.

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.