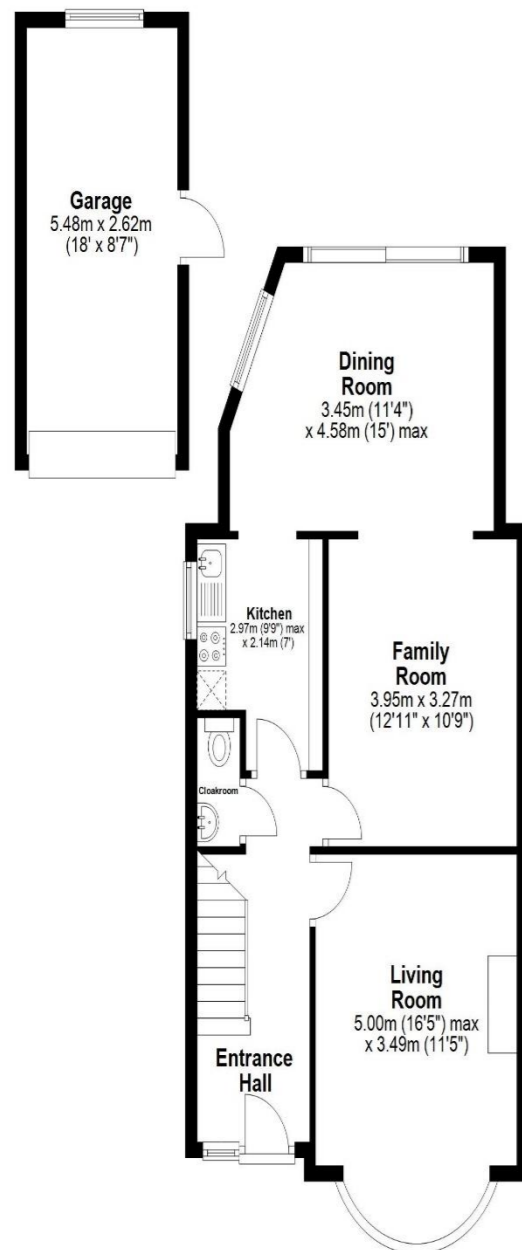


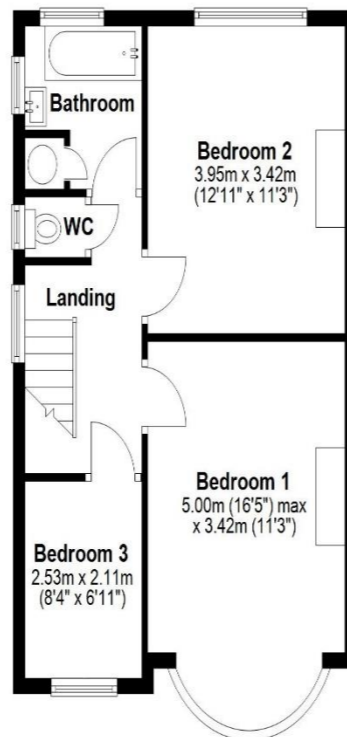
Ground Floor

Main area: approx. 59.7 sq. metres (643.0 sq. feet)
Plus garage, approx. 14.3 sq. metres (154.3 sq. feet)



First Floor

Approx. 46.1 sq. metres (496.0 sq. feet)



Main area: Approx. 105.8 sq. metres (1139.0 sq. feet)
Plus garage, approx. 14.3 sq. metres (154.3 sq. feet)

Sketch layout only. This plan is not drawn to scale and is for identifications only.
Plan produced for Raine and Co.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			84
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

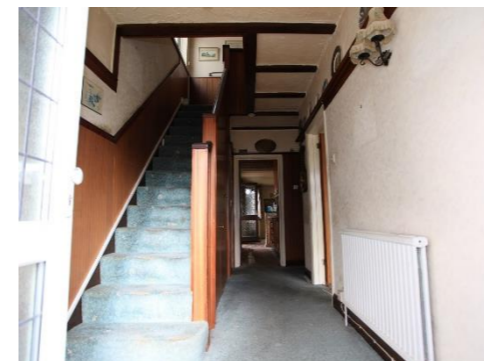
THE CONSUMER PROTECTION REGULATIONS 2008 % THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents. Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particulars are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

Brooklands Gardens, Potters Bar, Freehold Price £595,000



A THREE BEDROOM EXTENDED SEMI DETACHED HOUSE REQUIRING MODERNISATION located in a popular residential road. The town boasts a range of amenities, including a variety of shops, restaurants, and cafes. The town is also home to a number of parks and green spaces, including Oakmere Park.

- Extended Semi Detached House
- Requiring Modernisation
- Three Bedrooms
- Separate Lounge
- Kitchen
- Open Plan Dining Area/ Garden Room
- Downstairs WC
- Upstairs Bathroom and Separate WC
- Front and Rear Garden
- Garage





Entrance Hall

Multi pane double glazed entrance door, frosted effect double glazed window to front and side, radiator, stairs to first floor, under stairs storage cupboard housing the gas meter, an additional under stairs storage cupboard housing the electrical isolating consumer unit, electric meter and shelving. Doors to;

Ground Floor WC

Low flush WC, wall mounted wash hand basin, frosted effect double glazed window to side and tiled walls.

Lounge

Double glazed bay window to front and radiator.

Dining Room

Radiator, arch to;

Kitchen

Range of wall and base units, work top areas, single bowl single drainer sink, wall mounted boiler, double glazed window to side, open access to;

Garden Room

Radiator, double glazed windows to rear and side, double glazed sliding patio door to rear garden and double glazed window and door to side.

First floor and Landing

Double glazed frosted effect window to side, access to loft, doors to;

Bedroom One

Double glazed bay window to front and radiator.

Bedroom Two

Double glazed window to rear and radiator.

Bedroom Three

Double glazed window to front and radiator.

Bathroom

Comprising of a bath, pedestal wash hand basin, radiator, airing cupboard housing hot water cylinder with slatted shelving above with a further storage cupboard above, leaded stained glass window to rear and frosted effect double glazed window to side.

Separate WC

Low flush WC and a frosted effect double glazed window to side.

Rear Garden

A patio area, garden mainly laid to lawn with a number of shrubs, bushes and trees.

Front Garden

Off road parking with a part laid to lawn area and shrubs. Shared drive to garage.

Garage

Up and over door, side door to garden.

Further Details

The property is Freehold
Council Tax Band - Band F
MD20190724

AGENT'S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.