



**3 Bed House - Semi-Detached  
located in Mutton Lane  
Potters Bar**



Mutton Lane  
Potters Bar  
EN6 2AX



£2,200 PCM

Positioned in the convenient Mutton Lane of Potters Bar, this delightful three-bedroom semi-detached house is a true gem waiting to be discovered. As you step inside, you are greeted by a spacious 28' lounge/diner, perfect for entertaining guests or simply relaxing with your loved ones.

This property boasts a cloakroom, ideal for busy households, and a spacious bathroom for your comfort. With gas central heating and double glazed windows, you can rest assured that this home offers both warmth and an energy efficiency D rating.

One of the highlights of this property is the large garden, providing ample space for outdoor activities, gardening enthusiasts, or a peaceful retreat from the hustle and bustle of everyday life. Additionally, parking for two vehicles ensures that you never have to worry about finding a spot after a long day.

Whether you are looking to settle down in a family-friendly neighbourhood or seeking a cosy space to call your own, this semi-detached house offers the perfect blend of comfort and convenience. Don't miss the opportunity to make this house your home sweet home in the heart of Potters Bar.

Three bedroom semi detached house which benefits new wooden flooring to ground floor, 28' lounge/diner, kitchen, downstairs cloakroom, family bathroom and rear garden. The property is situated 0.6 miles from Potters Bar mainline railway station with local shops and restaurants. Viewings highly recommended!

#### ENTRANCE HALL

Double glazed obscure glass panel front door with double glazed windows to both sides, understairs cupboard, two radiators, wooden flooring, turn flight stairs to first floor.

#### CLOAKROOM

White top push flush toilet, wall mounted sink with mixer tap, tiled floor, obscure double glazed window to side.

#### LOUNGE

28'8" into bay window x 11'3" into alcove  
Wooden flooring, two radiators, feature fireplace, television aerial point, double glazed day window to front, double glazed sliding patio door to rear.

#### KITCHEN

10'3" x 6'7"

Range of wall and base units, work surfaces, stainless steel sink with mixer tap, tiled floor, part tiled walls, Indesit freestanding fridge freezer, Bosch dishwasher, Hotpoint washing machine, Hotpoint electric oven with integrated gas hob and extractor hood above, wall mounted Worcester boiler, double glazed door and windows to rear.

#### FIRST FLOOR

##### BEDROOM ONE

16' into bay window x 10'9" into alcove  
Radiator, double glazed bay window to front.

##### BEDROOM TWO

12'6" x 10'9"  
Radiator, double glazed window to rear.

##### BEDROOM THREE

9'7" x 6'11"  
Radiator, double glazed window to front.

#### BATHROOM

8'6" x 6'10"

White four piece suite comprising panelled bath with mixer tap, top push flush toilet, pedestal wash basin with mixer tap, enclosed shower cubicle with wall mounted shower, tiled walls and floor, heated towel rail, double glazed obscure window to rear.

#### LANDING

Obscure double glazed window to side.

#### EXTERIOR

##### REAR GARDEN

approx 77'

Large lawn area, patio area, exterior light and water tap, pedestrian side access.

##### FRONT GARDEN

Paved for off street parking, exterior light.

#### AGENT NOTES

Holding Deposit £530




Dilapidations Deposit £2423 - 12 month tenancy  
EPC Rating - D  
Council Tax Band E - Hertsmere Council

#### Property Mis Descriptions Act

We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance, we will attempt to assist. All measurements quoted are approximate. Any discussions regarding a potential tenancy are subject to contract.



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

## DIRECTIONS

Please refer to Google maps using the property postcode

## CONTACT

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