



**105 Baker Street, Potters Bar, Herts, EN6 2ET**  
**£685,000**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL



Situated in the desirable area of Baker Street, Potters Bar, this three-bedroom semi-detached house presents an excellent opportunity for a family home.

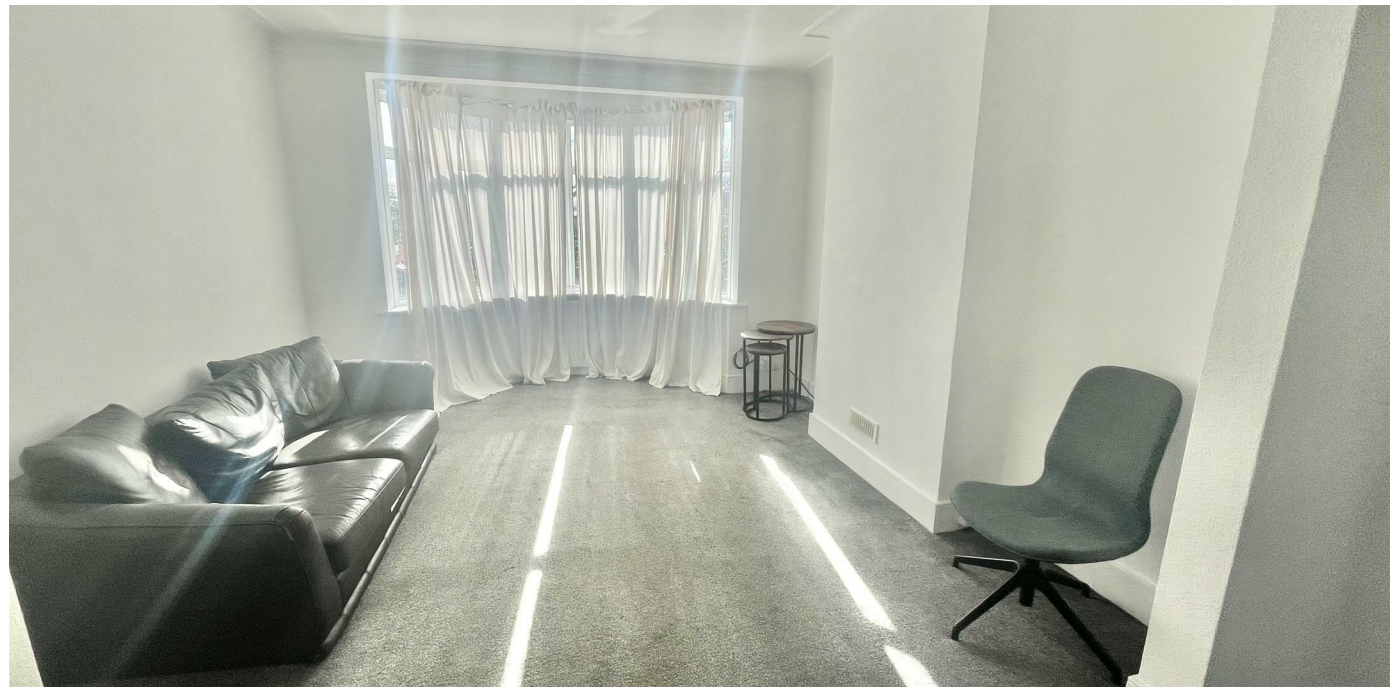
One of the standout features of this home is the granted planning permission for a double storey side extension, rear extension, and loft conversion. This offers the

new owners the exciting potential to expand and customise the property to suit their lifestyle and needs. Permission was granted to convert to five bedrooms and two bathrooms.

The property is a short walk to local shops and the train station. The property is situated close to excellent schools. This property is offered CHAIN FREE.



- THREE BEDROOM SEMI DETACHED HOUSE
- CLOSE TO EXCELLENT SCHOOLS. 0.3 MILES TO DAME ALICE OWENS
- PERMISSION GRANTED FOR DOUBLE STOREY SIDE EXTENSION, SINGLE STOREY REAR EXTENSION AND LOFT CONVERSION
- SHORT WALK TO MAINLINE STATION AND SHOPS
- WESTERLY FACING GARDEN
- IN NEED OF MODERNISATION
- OWN DRIVEWAY AND GARAGE
- CHAIN FREE
- FREEHOLD
- COUNCIL TAX BAND E





Obscure glazed wooden door and wooden obscure glass panel opening into:

### HALL

Single radiator. Coving to ceiling. Turn flight stairs to first floor. Under stairs cupboard housing electric and gas meters and consumer unit.

### THROUGH LOUNGE/DINING ROOM

Lounge section

Bay fronted UPVC window with curved single radiator into bay at front. Coving to ceiling. Open arch to:

Dining section

Double radiator. Coving to ceiling. Wooden window to rear looking into lean to:

### KITCHEN

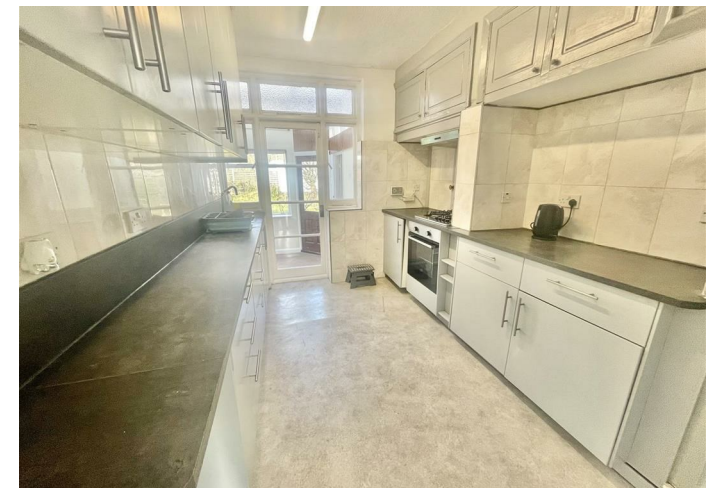
Range of wall, drawer and base units with complimenting working surfaces above. Stainless steel sink with mixer tap. Electric oven with stainless steel gas hob above. Extractor hood. Ideal Mexico boiler concealed within kitchen cupboard. Part tiled walls. Lino flooring. Space for fridge. Wooden window and part class wooden door to lean to.

### LEAN TO

Steps down from kitchen. Two large wooden windows to rear. Two wooden part glazed doors to rear.

### DOWNSTAIRS WC

White WC. Part tiled walls. Frosted window to side.





## FIRST FLOOR LANDING

White window to side. Cupboard housing hot water tank and rack shelving. Second cupboard with shelving. Loft hatch.

## BEDROOM ONE

Single radiator. White UPVC bay window to front. Wardrobes housing hanging and drawers. Coving to ceiling.

## BEDROOM TWO

Single radiator. White uPVC window to rear. Picture rail. White wardrobes with hanging and drawers.

## BEDROOM THREE

Single radiator. White UPVC window to front.

## BATHROOM

White suite comprising pedestal sink with singular taps. Top flush WC. White bath with mixer tap and shower attachment. Electric Triton shower. Double radiator. Part tiled walls. Obscure glazed UPVC window to rear.

## REAR GARDEN

60' x 35' (18.29m x 10.67m)

Accessed from lean to and through garage or side gate. Westerly facing garden. Mainly laid to lawn. Path to rear. Mature shrubs to side. Concrete area at rear. Access to front via a side gate. Access to garage via a courtesy door. Rear access via a gate to service road.

## GARAGE

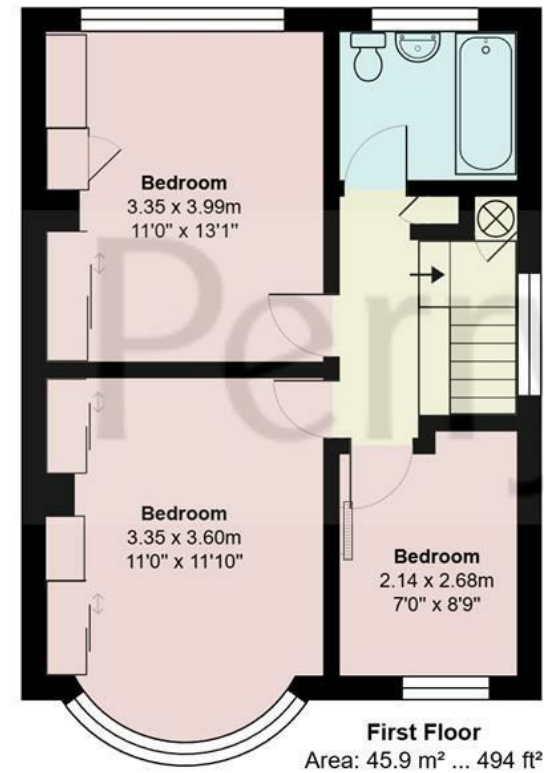
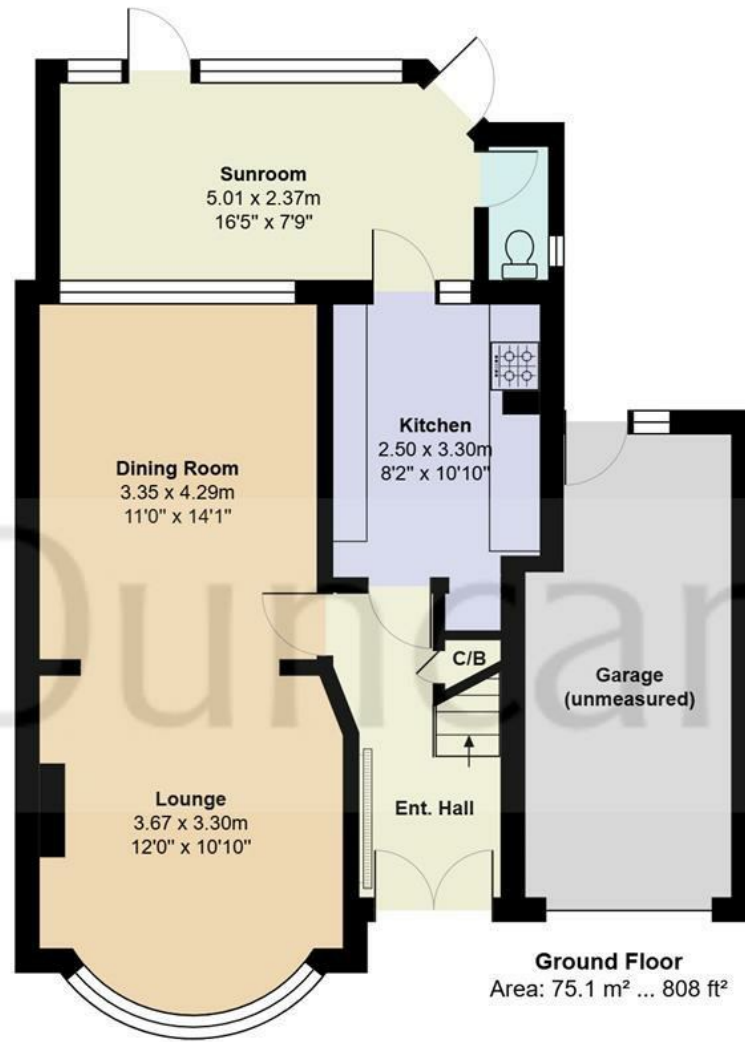
Accessed via up and over door and via courtesy door to rear. Power and lighting.











## Baker Street, Hertfordshire EN6

Total Area: 121.0 m<sup>2</sup> ... 1302 ft<sup>2</sup> Inc Garage

All measurements are approximate and for display purposes only

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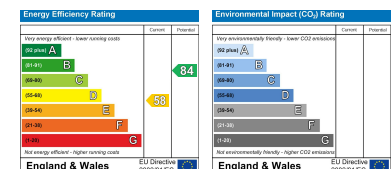
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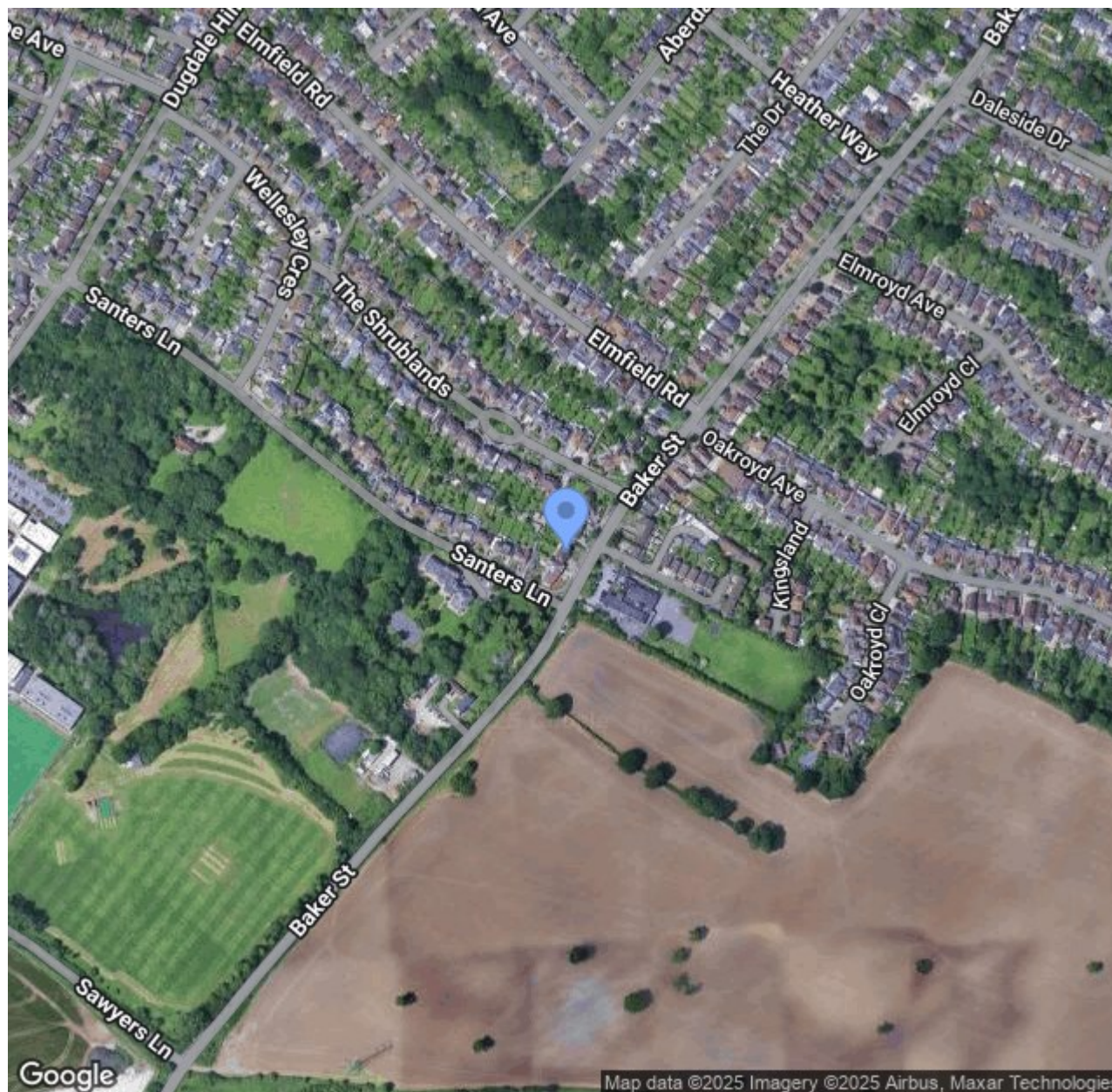
## FRONT OF PROPERTY

Path and steps up to front door. Open porch with light. Crazy paved drive in front of garage. Grass area. Shrubs to side. Dwarf wall to front and one side.

Freehold. Council tax band E - Hertsmere Council

**Property Information**  
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 or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These particulars do not constitute a contract or part of a contract.





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