

24 Hill Crest, Potters Bar, EN6 2RT  
Asking price £625,000

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**PINDROP PROPERTY**



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Council Tax Band: E

Tucked away in a quiet cul-de-sac on Hill Crest, this charming semi-detached home offers a wonderful balance of comfort, privacy and future potential, making it an ideal choice for families and first-time buyers alike.

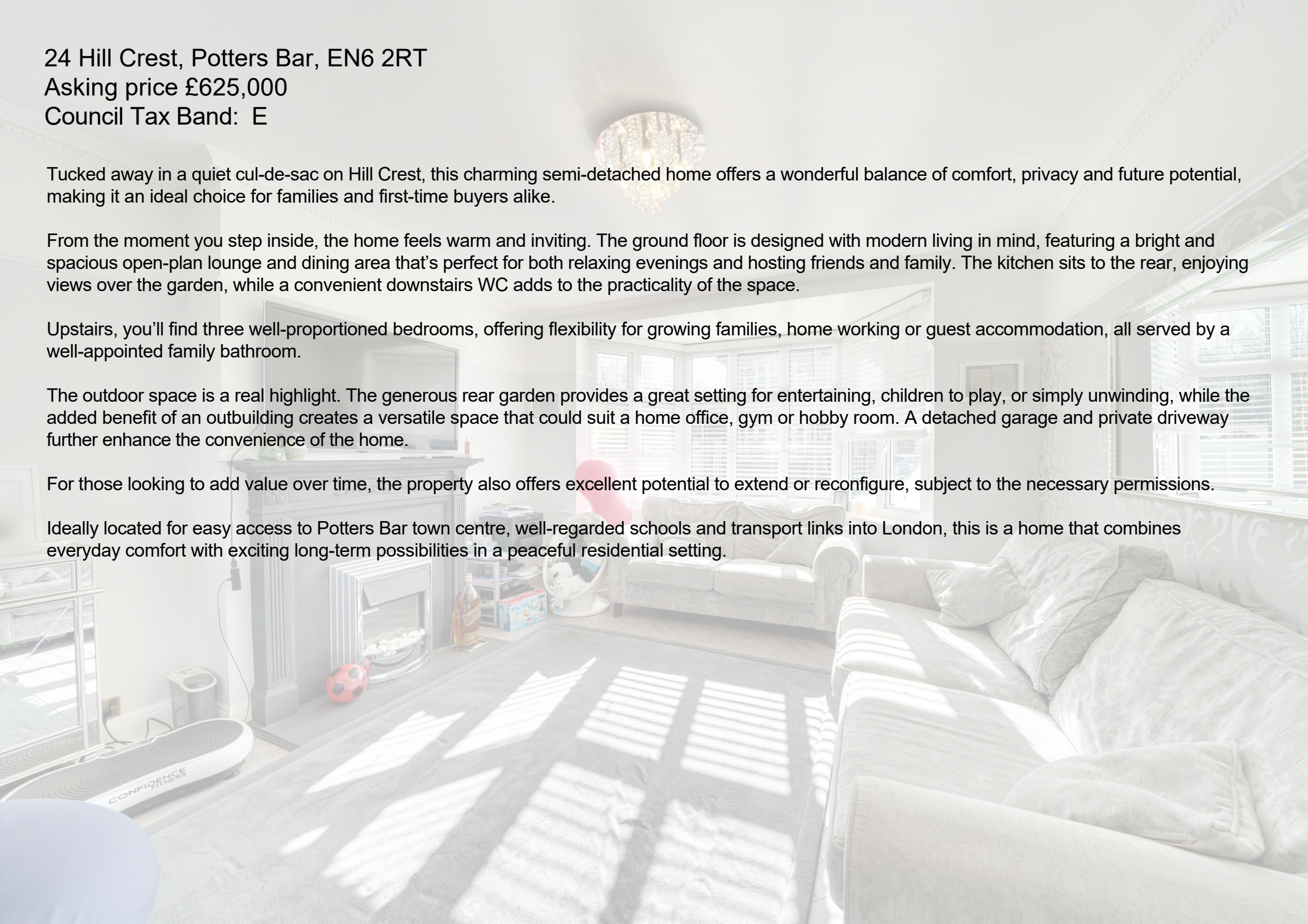
From the moment you step inside, the home feels warm and inviting. The ground floor is designed with modern living in mind, featuring a bright and spacious open-plan lounge and dining area that's perfect for both relaxing evenings and hosting friends and family. The kitchen sits to the rear, enjoying views over the garden, while a convenient downstairs WC adds to the practicality of the space.

Upstairs, you'll find three well-proportioned bedrooms, offering flexibility for growing families, home working or guest accommodation, all served by a well-appointed family bathroom.

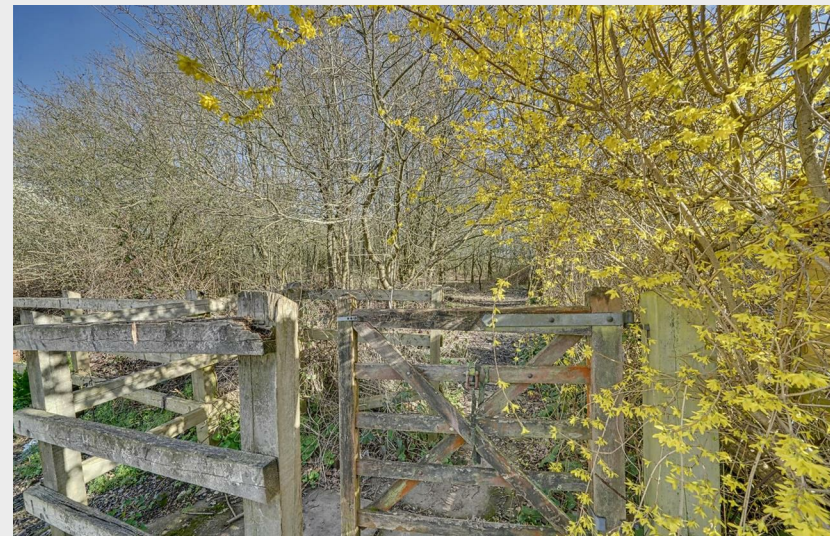
The outdoor space is a real highlight. The generous rear garden provides a great setting for entertaining, children to play, or simply unwinding, while the added benefit of an outbuilding creates a versatile space that could suit a home office, gym or hobby room. A detached garage and private driveway further enhance the convenience of the home.

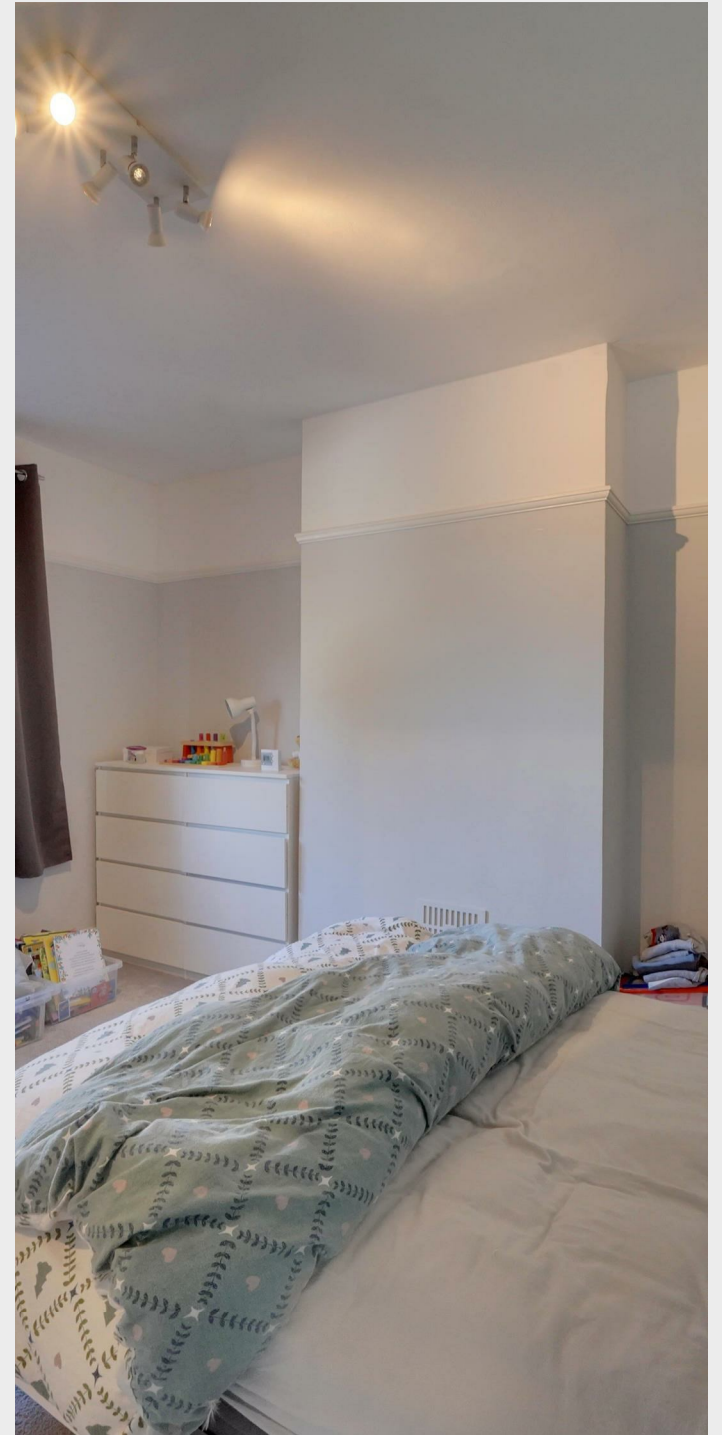
For those looking to add value over time, the property also offers excellent potential to extend or reconfigure, subject to the necessary permissions.

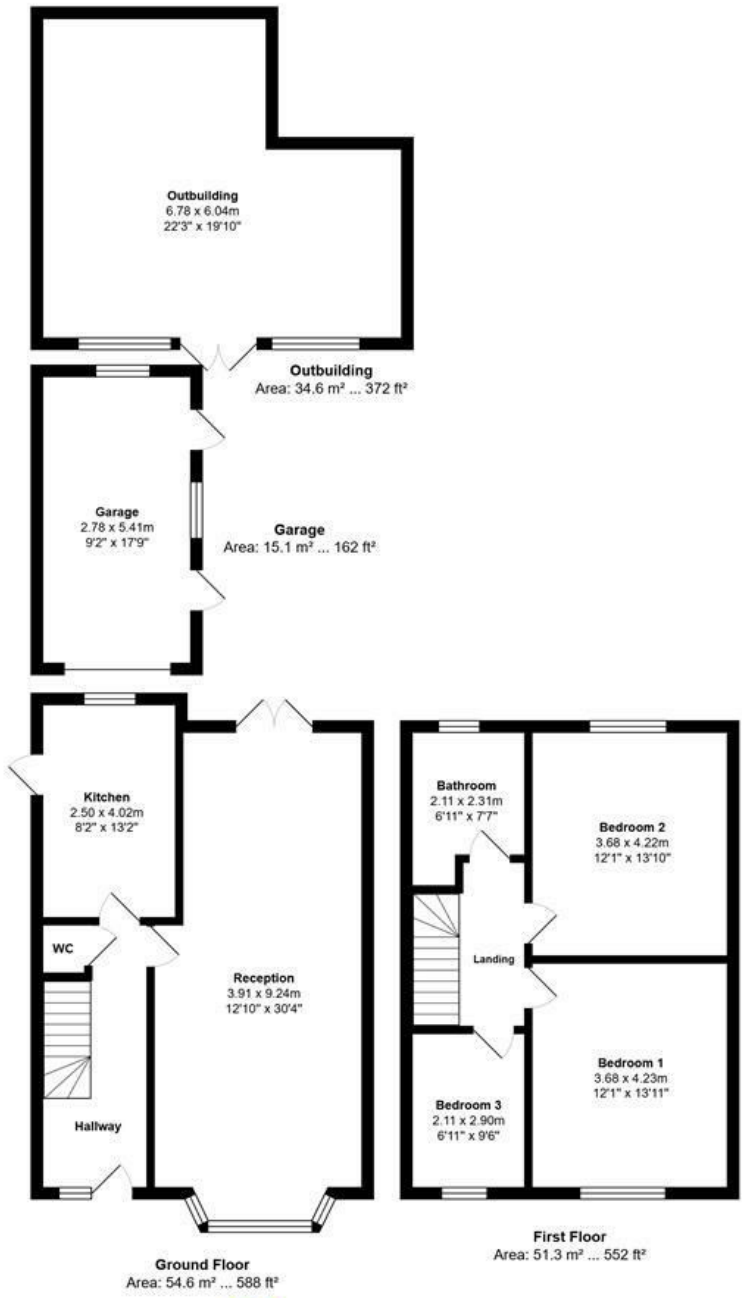
Ideally located for easy access to Potters Bar town centre, well-regarded schools and transport links into London, this is a home that combines everyday comfort with exciting long-term possibilities in a peaceful residential setting.









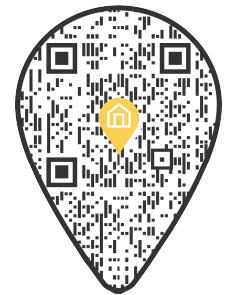



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Total Area: 155.6 m<sup>2</sup> ... 1674 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



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| Energy Efficiency Rating                    |                            |   |
|---|----------------------------|---|
|   | Current                    | Potential   |
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            | <b>85</b>   |
| (69-80) <b>C</b>                            |                            |   |
| (55-68) <b>D</b>                            | <b>60</b>                  |   |
| (39-54) <b>E</b>                            |                            |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |