



**4 Bed House - Semi-Detached
located in**



Cotton Road
Potters Bar
EN6 5JG



£750,000

CONTACT

The Estate Office
48A The Broadway
Potters Bar
Herts.
EN6 2HW

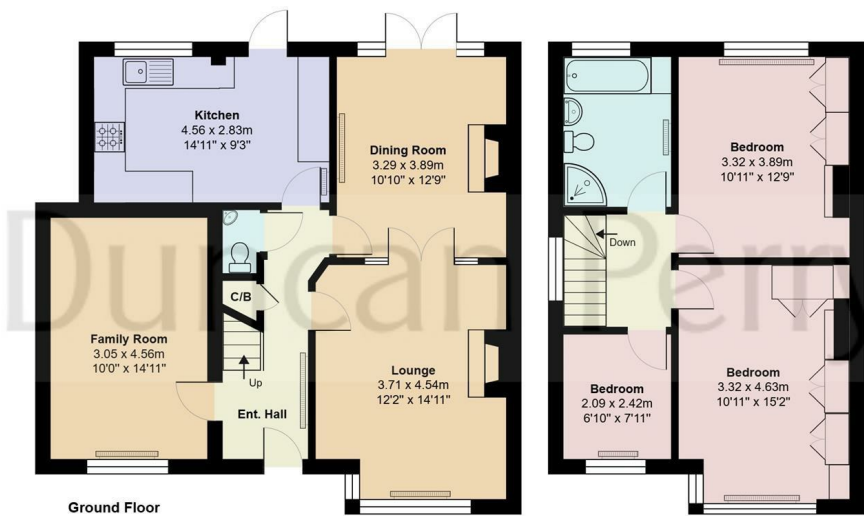
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Cotton Road, Hertfordshire EN6

Total Area: 114.7 m² ... 1235 ft²

All measurements are approximate and for display purposes only

Duncan Perry

SUMMARY

We are pleased to offer for sale this very well presented 3/4-bedroom family home located in a popular residential area being walking distance to shops, station, and other local amenities as well as other transport links. On the ground floor you will find a lounge with doors connecting you to the dining room and doorway through to a good size kitchen. There is also a cloak room and a second reception room/bedroom. On the first floor are two double bedrooms, a single and large family bathroom. Externally there is a very pleasant rear garden and to the front a driveway with off street parking. Viewings strictly by appointment.

DIRECTIONS

Please refer to google maps using property post code

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