



Brooklands Gardens | | Potters Bar | EN6 2LA

£650,000

PARK & VALE
sales | lettings | management

Brooklands Gardens |
Potters Bar | EN6 2LA
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Nestled in the desirable Brooklands Gardens area of Potters Bar, this charming semi-detached house offers a wonderful opportunity for families and investors alike. Built in 1945, this property boasts a generous living space of 1,163 square feet, providing ample room for comfortable living.

The house features two inviting reception rooms, perfect for entertaining guests or enjoying family time. With three well-proportioned bedrooms, there is plenty of space for a growing family or for those who desire a home office. The property also includes a conveniently located bathroom, along with additional toilets both upstairs and downstairs, ensuring practicality for everyday living.

One of the standout features of this home is the off-street parking, a valuable asset in this sought-after area. The property is ideally situated with excellent links to local amenities, making daily errands a breeze. For

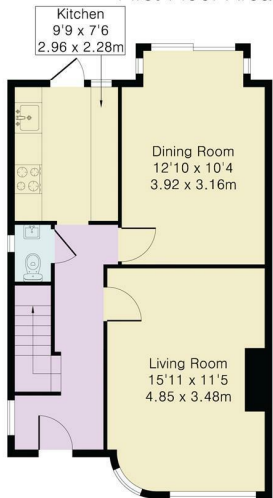
- Freehold Property
- Chain Free
- Childrens Play area
- Walking distance to train station
- Walking distance to local amenities
- Close to Dame Alice Owens School
- Quiet road
- Off and on street parking
- Short distance to M25 and A1
- Good local bus links



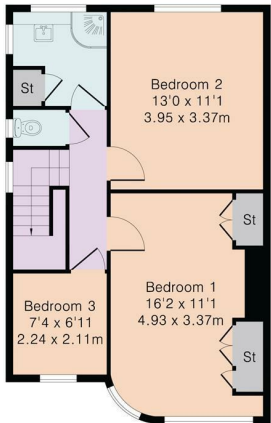
Approximate Gross Internal Area 1033 sq ft - 96 sq m

Ground Floor Area 526 sq ft – 49 sq m

First Floor Area 507 sq ft – 47 sq m



Ground Floor



First Floor

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			
		62	87
England & Wales		EU Directive 2002/91/EC	

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