



Southgate Road, Potters Bar – EN6 5DZ

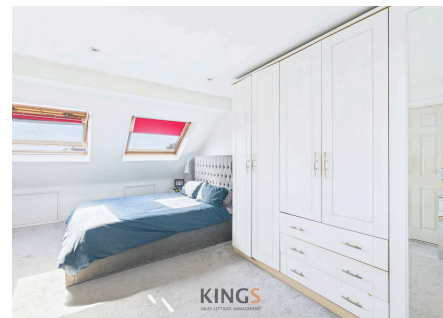
Guide Price £700,000 – £725,000 Freehold

SEMI DETACHED HOUSE • FOUR BEDROOMS • TWO BATHROOMS • MODERN KITCHEN/DINER • LIVING ROOM WITH BAY
• APPROX 120FT GARDEN WITH OFFICE • DRIVEWAY FOR FOUR CARS • POTENTIAL TO EXTEND (STPP) • FREEHOLD •
EPC RATING – E

KINGS
SALES LETTINGS MANAGEMENT



Situated near to the many amenities on the High Street including restaurants and shops, Oakmere Park and within easy reach of Darkes Lane including Potters Bar train station (Kings Cross 18 mins & Finsbury Park 13mins) and other transport links such as Cockfosters Underground station (Piccadilly line), M25 and A1(m) is this well presented four bedroom semi detached freehold house. The ground floor comprises a front porch leading to an inviting entrance hall, spacious living room with bay window and fireplace and a modern kitchen/diner offering ample workspace, storage and underfloor heating. The first floor features a spacious double bedroom with fitted wardrobes, second double bedroom, third single bedroom and a modern family bathroom. The top floor features a dual aspect master bedroom with dressing area and eaves storage along with its own en-suite shower room. This family home further benefits from a 120ft (approx) private rear garden with decked and lawn areas, brick built barbecue, large timber shed and side access. A driveway to the front for up to four cars could be installed with gates to enclose the plot and the ground floor could be extended subject to the necessary permissions.

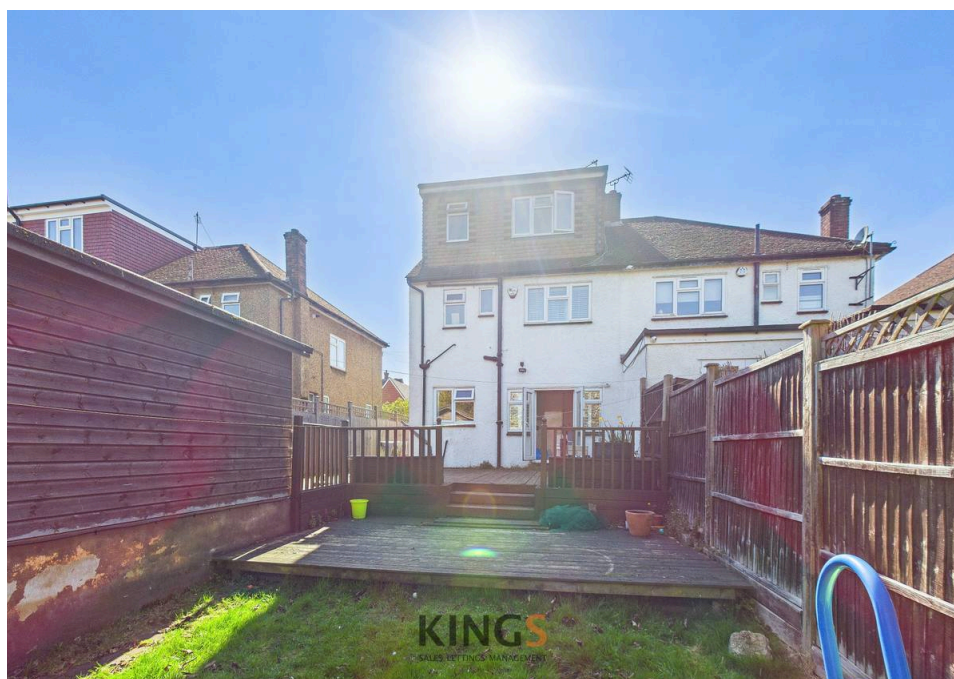
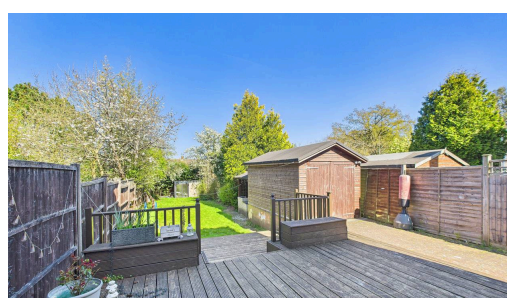


Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency
Rating: E

EPC Environmental Impact
Rating: E





Ground Floor House



Floor 1 House



Floor 2 House



Ground Floor Garden Office

Approximate total area⁽¹⁾
2369.05 ft²
220.09 m²

Reduced headroom
52.67 ft²
4.89 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

