



Brooklands Gardens | | Potters Bar | EN6 2LA

£650,000

PARK & VALE
sales | lettings | management

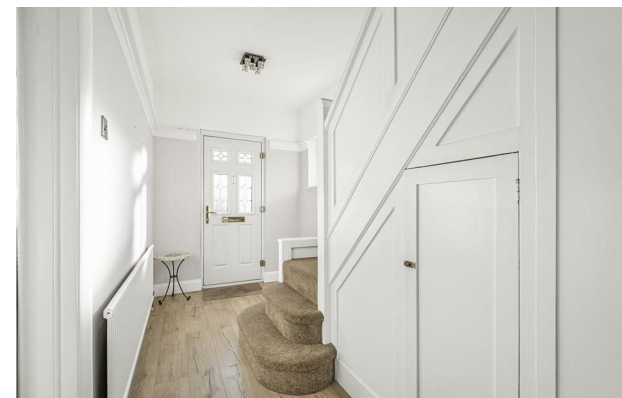
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Potters Bar | EN6 2LA
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Nestled in the desirable Brooklands Gardens area of Potters Bar, this charming semi-detached house offers a wonderful opportunity for families and investors alike. Built in 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

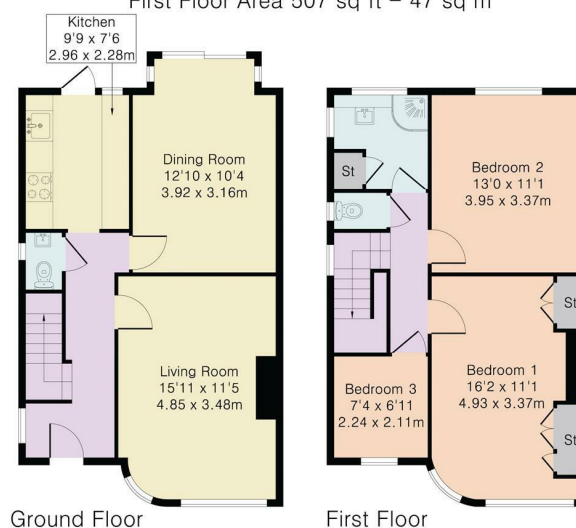
- Freehold Property
- Childrens Play area
- Walking distance to local amenities
- Quiet road
- Short distance to M25 and A1
- Chain Free
- Walking distance to train station
- Close to Dame Alice Owens School
- Off and on street parking
- Good local bus links



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



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

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