



Oakroyd Avenue, Potters Bar, EN6 2EN
£1,000,000 Freehold (*see note over)

This four/five-bedroom detached Hicks House is located at the end of a cul de sac on an extending plot within this popular conservation area. The property has been extended to the side and still offers further scope to extend to the rear (stpp), currently comprising a kitchen, two/three reception rooms, shower room, one/two bedrooms on the ground floor plus three further bedrooms and a family bathroom on the first floor. There is an extensive garden to the rear, plus garage & own driveway to the side with ample off-street parking. Internal viewing is highly recommended.

63 DARKES LANE POTTERS BAR HERTS EN6 1BJ

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ENTRANCE HALL



THROUGH LOUNGE



KITCHEN



3RD RECEPTION/BEDROOM



FRONT RECEPTION



DOWNSTAIRS BEDROOM



DOWNSTAIRS SHOWER ROOM



BEDROOM 2



LANDING



BEDROOM 3



BEDROOM 1



FAMILY BATHROOM



REAR GARDEN

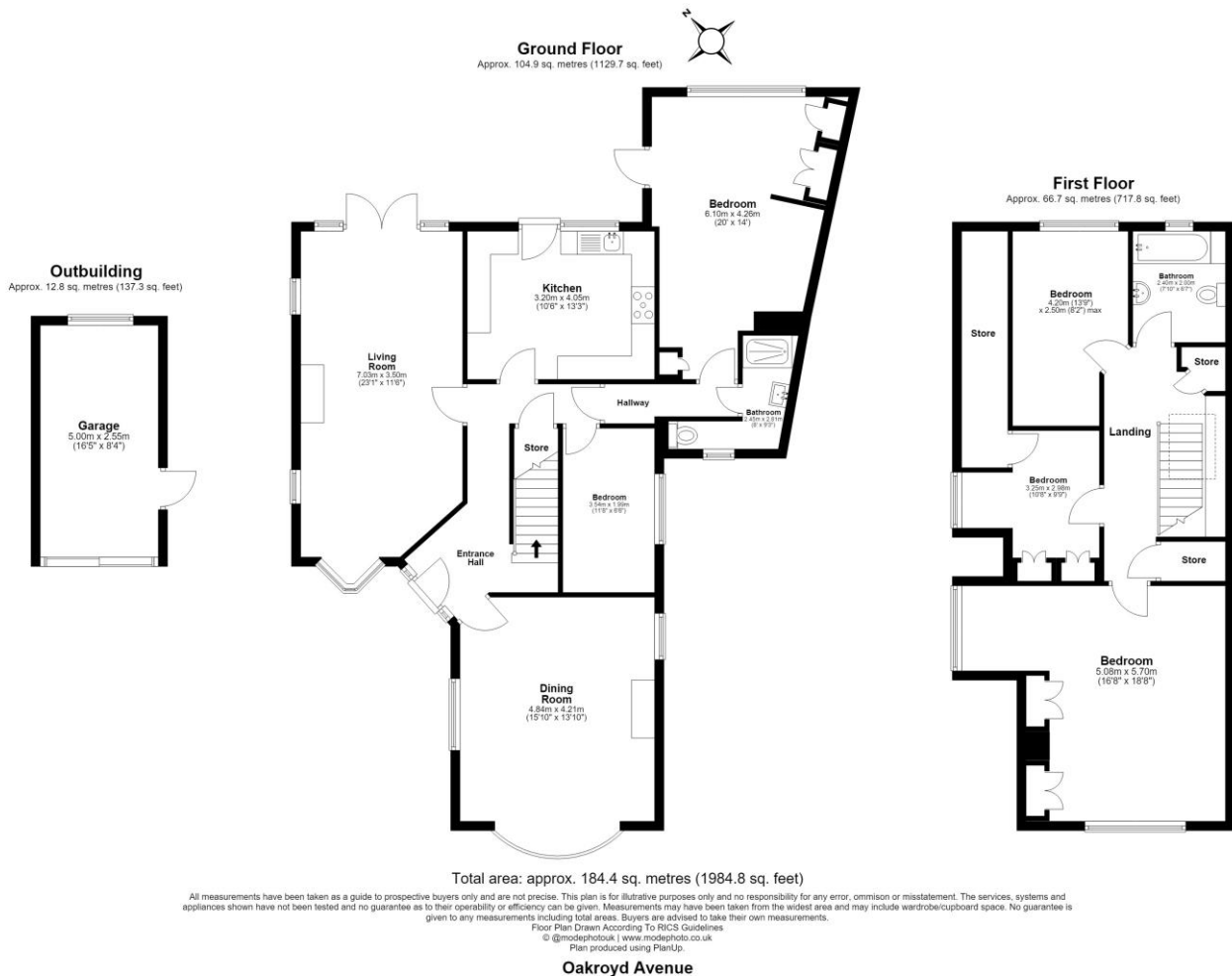


MATERIAL INFORMATION

Council Tax Band: G (Hertsmere)
Parking arrangements: Garage & Driveway
Mains Gas: Yes
Mains Electric: Yes
Mains Water/drainage: Yes
Heating Type: Gas central heating
Surface Water Flood Risk: Very Low Risk
Rivers & The Seas Flood Risk: Very Low Risk

(source: Gov.uk)
Broadband Availability: (FTTP is available and a new ONT may be ordered),Standard,Superfast,Ultrafast
(Source: Ofcom & BT Broadband Availability Checker)
Mobile Availability:
EE: Good outdoor and in-home
O2: Good outdoor
3: Good outdoor variable in-home
Vodafone: Good outdoor
(Source: Ofcom)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	72 C
39-54	E		
21-38	F		
1-20	G		



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Viewing strictly by appointment via Hobdays
Telephone: 01707 663330

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