

56 Ashwood Road, Potters Bar, EN6 2QJ
£425,000 Freehold (*see note over)

This three bedroom end terrace house is conveniently located for access to Potters Bar High Street, local shops and Tesco Superstore. The property is presented in good decorative order and has been under the same ownership for many years. Comprising a lounge/diner, large kitchen plus three bedrooms and a shower room on the first floor. There is a well maintained garden to the rear and off street parking to the front. Offered chain free, internal viewing is highly recommended.

63 DARKES LANE POTTERS BAR HERTS EN6 1BJ

01707 663330

email: pottersbar@hobdays.co.uk

KITCHEN



LOUNGE/DINER



BEDROOM 1



BEDROOM 2



BEDROOM 3



BATHROOM



REAR GARDEN



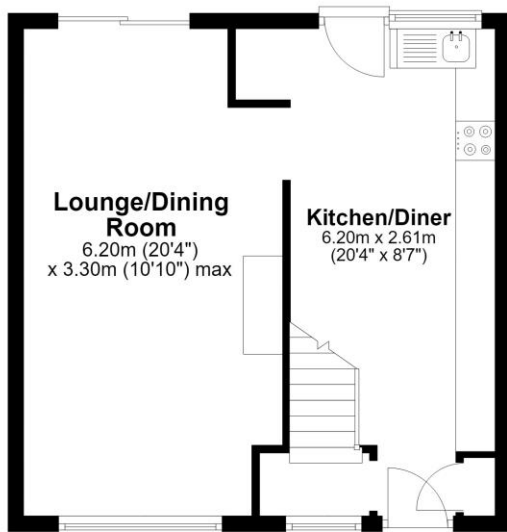
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFORMATION

Council Tax Band: D (Hertsmere)
Parking arrangements: Off street parking/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 and in-home
3: Good outdoor and in-home
Vodafone: Good outdoor variable in-home
(Source: Ofcom)

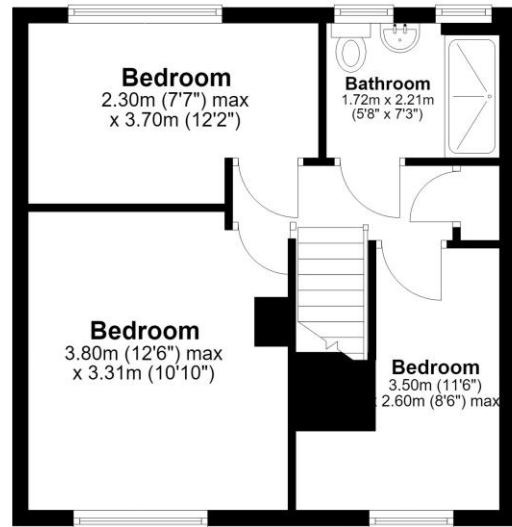
Ground Floor

Approx. 37.2 sq. metres (400.9 sq. feet)



First Floor

Approx. 37.7 sq. metres (405.8 sq. feet)



Total area: approx. 74.9 sq. metres (806.6 sq. feet)

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Ashwood Road

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Viewing strictly by appointment via Hobdays

Telephone: 01707 663330

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