



Southgate Road, Potters Bar, EN6 5EA
£730,000 Freehold (*see note over)

This Rear Extended Three Bedroom Detached Family Home would benefit from some updating/ refurbishment, but some decoration and new flooring is being carried out and priced to reflect this. The property is located within easy reach of Potters Bar High Street, local amenities, Ladbroke Primary School and provides immediate access to the M25 Junction 24 (the Potters Bar Interchange). The property provides large ground floor living space with 2/3 reception rooms, kitchen, downstairs cloakroom, on the first floor there is a family bathroom with separate shower cubicle, and three bedrooms, 90ft approx. Southerly aspect garden to the rear plus garage & own driveway. Offered Chain Free.

63 DARKES LANE POTTERS BAR HERTS EN6 1BJ

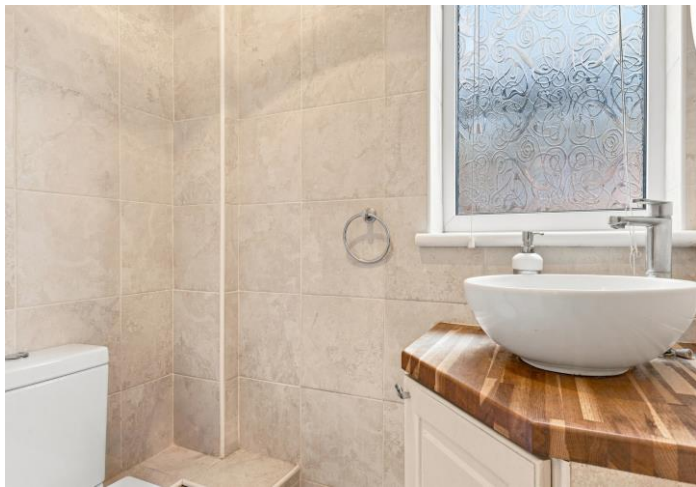
01707 663330

email: pottersbar@hobdays.co.uk

Hallway



Downstairs Cloakroom



Front Lounge



L-Shaped Lounge/Dining Room



Raised Lounge with a Roof Lantern



Kitchen



Bedroom 1



Bedroom 2



Bedroom 3



Family Bathroom



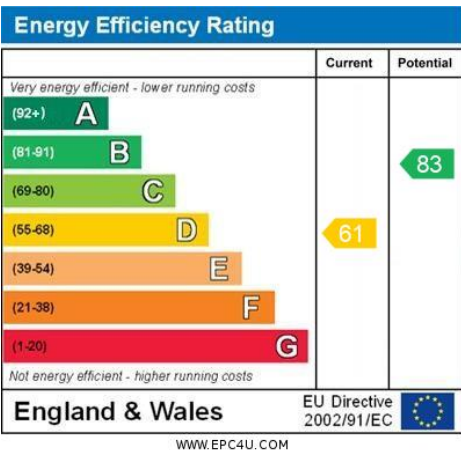
Rear Garden and Rear Aspect



Airel Street View



Rear Aspect



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MATERIAL INFORMATION

Council Tax Band: F (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: Standard, Superfast, Ultrafast

(Source: Ofcom & BT Broadband Availability Checker)

Mobile Availability:

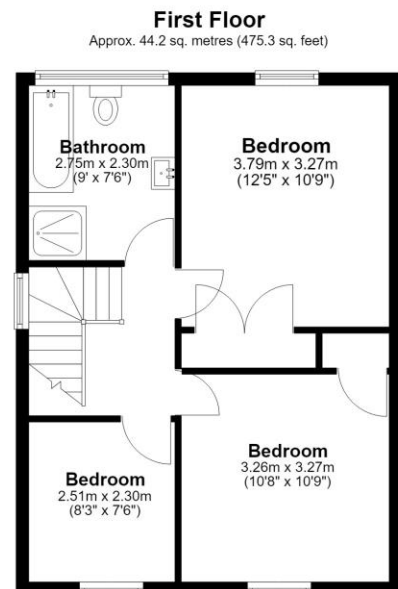
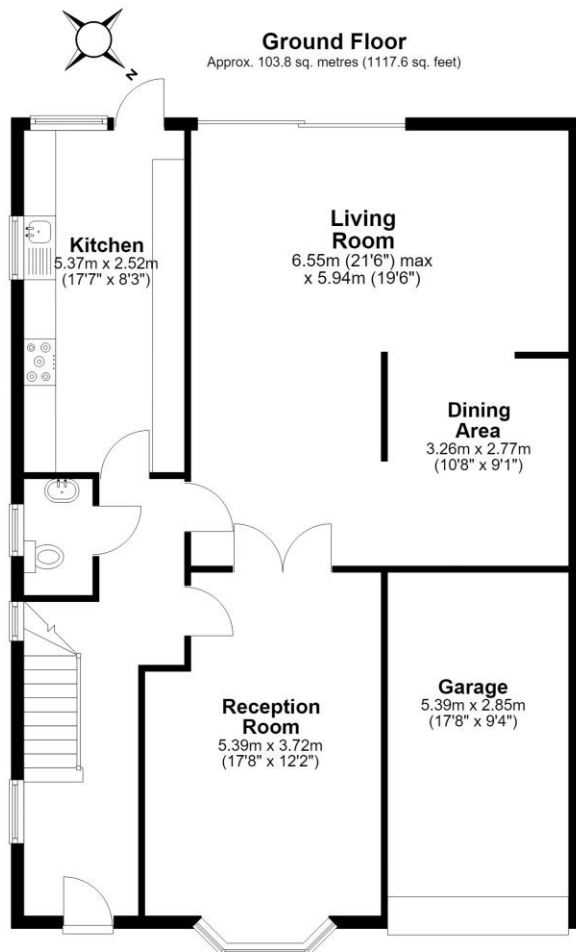
EE: Good outdoor and in-home

O2: Good outdoor variable in-home

3: Good outdoor variable in-home

Vodafone: Good outdoor and in-home

(Source: Ofcom)



Total area: approx. 148.0 sq. metres (1592.9 sq. feet)

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