



Billy Lows Lane, Potters Bar, EN6 1XL
£875,000 Freehold (*see note over)

A well-presented Four-Bedroom, Two-bathroom Larger than average semi- detached exceptional family home is located on one of Potters Bar's most sought-after, tree-lined roads with a 110ft south-facing garden, extensive parking, tandem garage and significant future extension potential S.T.P.P. Within walking distance to the local mainline railway station providing fast journeys into London Kings Cross (15mins approx) and London Moorgate (35mins approx). Close to parkland and highly reputable schools. *Viewing is highly recommended to appreciate this versatile family home*

63 DARKES LANE POTTERS BAR HERTS EN6 1BJ

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Approach {room1size }approx

Own driveway providing parking for several cars, leading to the garage personal gate to garden, dwarf wall to the front, raised flower bed boarder, gravel area, mature shrubs and plants to the side and low level planting to the front, two toned stone exterior lantern outside water tap.

Entrance Hallway

Composite entrance door, Oak effect laminate floor, radiator, smoke detector, Hive thermostat, doors leading to various rooms, stair case ascending to first floor:



D/S Shower Room 8' 5" x 3' 7" (2.56m x 1.09m) approx

Obscure double glazed window to the side, radiator, concealed cistern low level WC; hand basin with mono bloc tap, tiled splash back and mirror fronted cabinet above, fully tiled shower cubicle with built in shower wall control unit, extractor fan, laminate floor, spotlights :



Playroom 11' 8" x 8' 4" (3.55m x 2.54m) approx

Versatile room currently used as a play room. Double glazed window to the front, radiator, power points.



Kitchen 16' 10" x 12' 0" (5.13m x 3.65m) approx

Double glazed windows to the side and the rear, Range of oak wood effect wall and base units with black granite work surfaces, and tiled splash backs, 1 ½ bowl stainless steel inset sink unit with mixer tap, Range Stove with 2 double ovens and 5 gas hobs, stainless steel chimney style extractor hood, integrated dishwasher, integrated washing machine, space for tumble dryer integrated fridge, concealed combination boiler, space for tall fridge/freezer, plinth kick electric heater, tiled flooring, power points, recessed spotlights, built in pantry and storage cupboard housing electric meter and fuse box.



Dining Room 13'3x11'4 narrowing to 10'3 approx (4.04m x 3.45m narrowing to 3.12m) approx

Wood flooring, radiator, coved ceiling recessed LED spotlights, double glazed patio sliding doors to the rear leading to patio, bi folding doors leading to lounge:



Lounge 17' 5" x 11' 11" (5.30m x 3.63m) approx

Double glazed window to the front, Oak effect laminate floor, Feature Victorian cast iron style open fireplace with decorative tiled insets, wood mantle and granite hearth, radiator, coved ceiling, recessed LED spotlights, power points, TV point:



First Floor Landing

Curve staircase with handrail and split landing, loft access-boarded and insulated with loft ladder, smoke detector, radiator, recessed spotlights, doors leading to bathroom and all bedrooms:



Bedroom 1 14' 0" x 11' 11" (4.26m x 3.63m) approx

Double glazed window to the front, and one small window to the side. Range of fitted wardrobes with centre dressing table with overhead cupboards, draw units and stool below and mirror above, matching bedside draw units and range of wardrobes to the side wall with a corner display shelf unit to the end, power points:



Bedroom 2 11' 11" x 11' 11" (3.63m x 3.63m) approx

Double glazed window to the front, built in wardrobe and draw unit, radiator, power points:



Bedroom 3 11' 11" x 9' 2" (3.63m x 2.79m) approx

Double glazed window to the rear, radiator, ceiling light, power points.



Bedroom 4 12' 8" x 8' 0" (3.86m x 2.44m) approx

Double glazed window to the rear, radiator, power points, vanity sink unit with splash back and cupboards below:

**Family Bathroom 10' 7" x 5' 3" (3.22m x 1.60m) approx**

Two Obscure double glazed windows to the side, White suite comprises: Concealed cistern low level WC; vanity hand basin with twin taps and mirrored cabinet above, panelled bath with centrally positioned mixer tap and hand held shower attachment, partly tiled walls and wood effect laminate floor, ceiling light, tall heated ladder towel rail, recess with glass shelf:

**Garage 26' 10" x 9' 1" (8.17m x 2.77m) approx**

Double length tandem garage: Double doors, double glazed window to side and to the rear, power and lighting, personal side door leading to patio:

**Rear Garden**

Approx 110' Southerly aspect rear garden. Flagstone patio with small storage cupboards below, steps leading down to lawn area, Indian sandstone pathway leading to the rear of the garden, graveled garden to the far rear, Seating arbour, the garden has an abundance of mature shrubs, flowering plants and small trees outside tap, exterior lighting, railway sleepers forming a walkway to the garden shed:

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:

(Source: Ofcom & BT Broadband Availability Checker)

Mobile Availability:

EE: Good outdoor and in-home

O2: Good Outdoor

3: Good outdoor and in-home

Vodafone: Good outdoor variable in-home
(Source: Ofcom)

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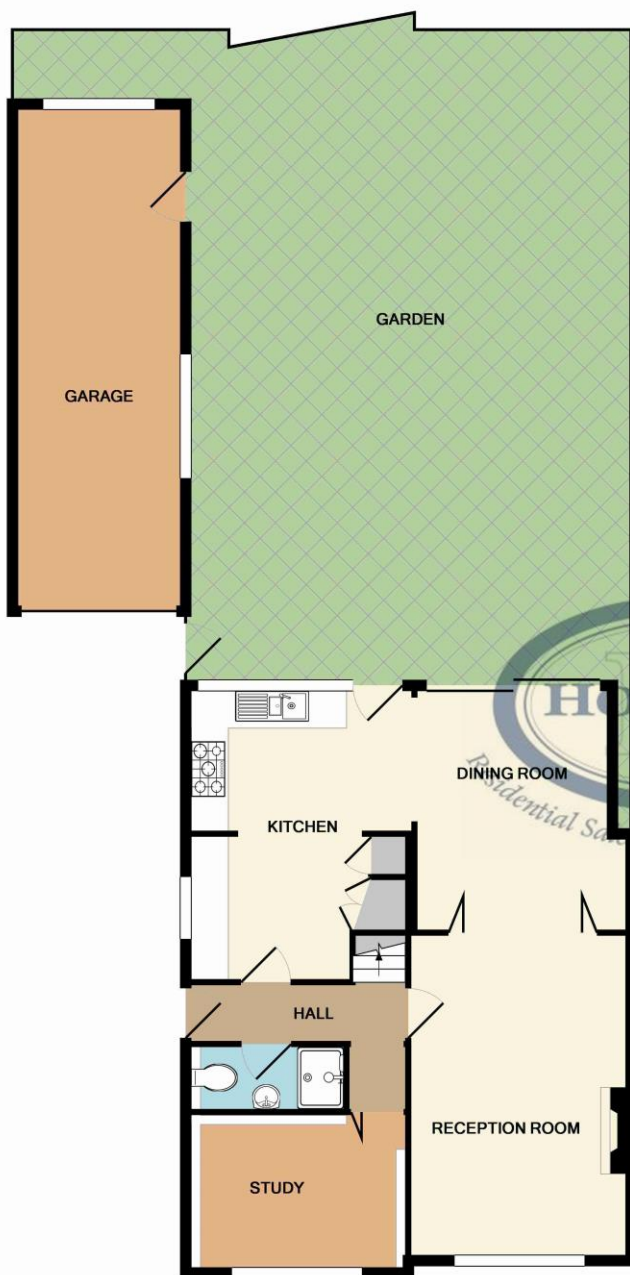
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Viewing strictly by appointment via Hobdays

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GROUND FLOOR
APPROX. FLOOR
AREA 965 SQ.FT.
(89.7 SQ.M.)



TOTAL APPROX. FLOOR AREA 1583 SQ.FT. (147.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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1ST FLOOR
APPROX. FLOOR
AREA 617 SQ.FT.
(57.3 SQ.M.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	59	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	