

Westwood Close, Potters Bar, EN6 1LH
£879,950 Freehold (*see note over)

This four bedroom detached family home has remained under the same ownership since its original construction in the 1960's. The property is conveniently located for access to Lochinver House School, Little Heath Primary and Potters Bar Mainline Station. There is huge potential for reconfiguration and modernisation for those wishing to make this their family home. Offered on a chain free basis, internal viewing is highly recommended.

63 DARKES LANE POTTERS BAR HERTS EN6 1BJ

01707 663330

email: pottersbar@hobdays.co.uk

ENTRANCE HALL



DINING ROOM



KITCHEN



BEDROOM 1



LOUNGE



BEDROOM 2



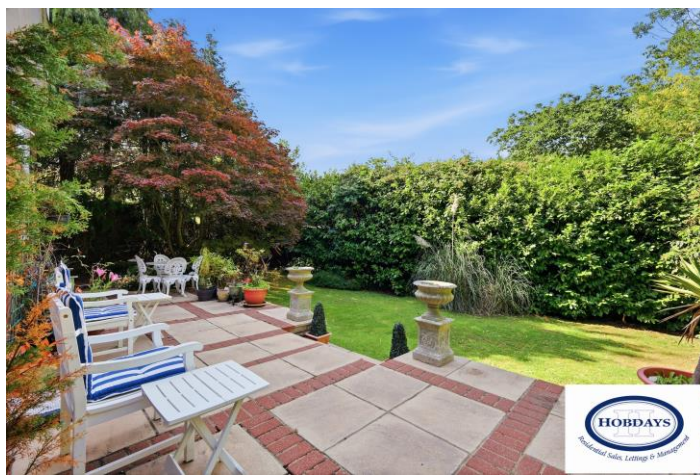
BEDROOM 3



GARDEN



BEDROOM 4



FAMILY BATHROOM



GARAGE



MATERIAL INFORMATION

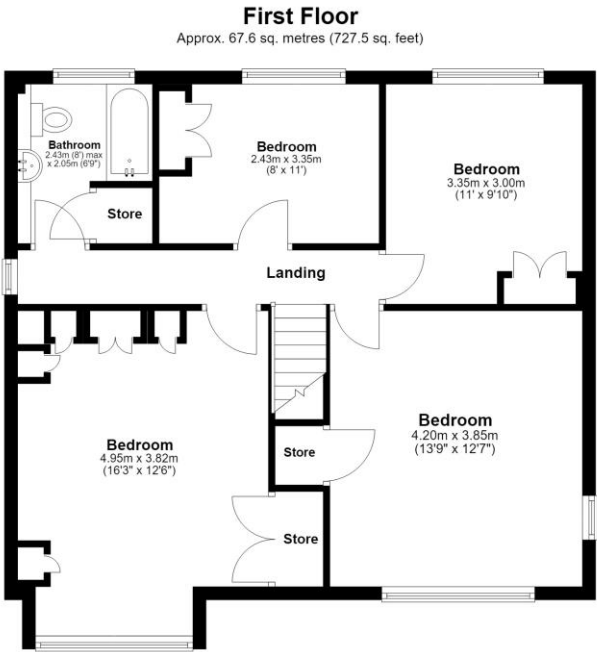
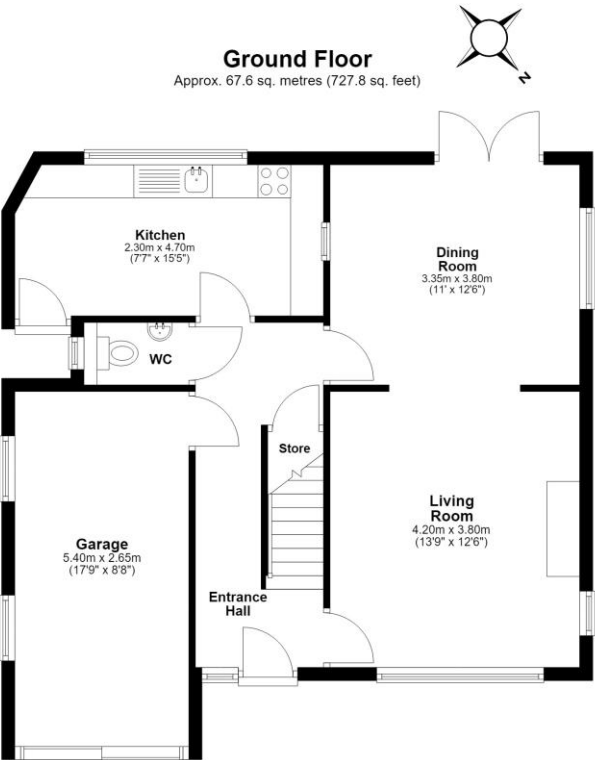
Council Tax Band: (Welwyn Hatfield)
Parking arrangements: Garage & Driveway
Mains Gas: Yes
Mains Electric: Yes
Mains Water/drainage: Yes
Heating Type: Gas central heating
Surface Water Flood Risk: Very Low Risk
Rivers & The Seas Flood Risk: Very Low Risk
(source: Gov.uk)

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 variable in-home
O2: Good outdoor
3: Good outdoor variable in-home
Vodafone: Good outdoor variable in-home
(Source: Ofcom)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 135.2 sq. metres (1455.3 sq. feet)

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Floor Plan Drawn According To RICS Guidelines
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Plan produced using PlanUp.

Cotesworth

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Viewing strictly by appointment via Hobdays

Telephone: 01707 663330

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