



**Mutton Lane  
Potters Bar**

**£699,950  
Freehold**

## Extended Three Bedroom Semi-Detached Family Home in a Highly Convenient Location

Located on Mutton Lane, just a short stroll from Darkes Lane and the High Street, this spacious and well-extended three-bedroom semi-detached home provides excellent family accommodation within approximately 7 minutes' walk of Potters Bar railway station, offering fast services into London Kings Cross in around 17 minutes, ideal for commuters. The ground floor offers bright and versatile living space including a generous lounge with an open-plan feel, a separate second reception room and a conservatory with underfloor heating overlooking the garden. The extended kitchen/dining room provides ample space for everyday family life and entertaining, complemented by a separate utility room and the convenience of a ground floor WC/shower room. Upstairs, there are three well-proportioned bedrooms and a contemporary, fully tiled family bathroom also benefitting from underfloor heating. Externally, the property features off-street parking to the front and an impressive rear garden extending to approximately 110ft, with composite decking area ideal for outdoor dining, a charming pond and mature planting creating a private and established setting. Offering generous space and a prime location close to transport links, shopping amenities and well-regarded schools, this is a superb home perfectly suited to modern family living.

- **Extended three bedroom semi-detached home**
- **Situated on Mutton Lane close to Darkes Lane and the High Street**
- **Approximately 7 minutes' walk to Potters Bar railway station with fast links to London Kings Cross (around 17 minutes)**
- **Spacious lounge with open-plan feel plus Second reception room providing flexible living space**
- **Separate utility room plus Ground floor WC and wet room shower**
  - **Conservatory with underfloor heating**
    - **Impressive 110ft rear garden**
    - **Large decking area and feature pond**
  - **Private driveway with parking for multiple vehicles**
  - **Potential for further extension / Loft conversion STPP**

### Front

Private driveway off street parking for multiple vehicles.

### Entrance

Double glazed entrance door to the:-

### Porch

Double glazed windows. Tiled floor. UPVC double glazed door into the:-

### Living Room

Double glazed window to the front. Double radiator. Feature limestone fireplace with gas fire with pebble basket. Moulded coving to the ceiling. Stairs to the first floor with storage cupboards under. Wooden flooring. Doors to the:-

### Lounge

Double glazed sliding patio doors to the rear. Radiator. Coving to the ceiling.

### Conservatory

Double glazed with leaded light fan light windows. Fitted blinds. Ceramic tiled floor. Wall lights. Ceiling fan. Double glazed French doors to the garden. Electric underfloor heating. Glazed door to the:-

### Kitchen

Double glazed window to the rear. Opaque double glazed door to the side. Range of wall and base fitted units with worktops over incorporating a composite 1 1/2 bowl sink with mixer tap. Eye level Neff double oven. Integrated under counter fridge. Space for an American fridge freezer. Plumbing and space for a washing machine. Integrated dishwasher. Four ring ceramic hob with extractor fan over. Glass display cabinets. Tiled splash backs. Ceramic tiled floor. Radiator. Built in storage cupboard under the stairs housing the meters. Door to:-

### Utility Room

Porcelain tiled floor. Double glazed sky-light. Inset spotlights. Wall and base fitted units with worktop over. Washing machine. Space for tall fridge freezer. Radiator. Door to:-

### W.C./Wet Room

Double glazed sky-light. Extractor fan. Low flush W.C. with push button flush. Vanity wash hand basin with mixer tap and cupboards under. Walk in shower with chrome mixer valve, hand attachment and feature niches. Chrome towel radiator. Mirror with light. Extensively tiled walls and flooring in complimentary porcelain tiles.

### First Floor Landing

Timber ballustrade. Opaque double glazed window to the side. Access to loft space via a pull down ladder. Coving to ceiling. Doors to:-

### Bedroom One

Double glazed bay window to the front. Radiator. Coving to ceiling. Feature cast iron fireplace. Built in fitted wardrobes. Laminate wooden floor.

### Bedroom Two

Double glazed window to the rear. Coving to ceiling. Radiator.

### Bedroom Three

Double glazed window to the front. Radiator.

### Bathroom

Opaque double glazed windows to the rear. Extractor fan. Inset spotlights to the ceiling. Suite comprising of a shower bath with mixer valve and hand attachment over. Semi countered wash hand basin with mixer tap. Back to wall low flush W.C. with concealed cistern. Built into a unit. Chrome towel radiator. Cupboard housing a Worcester Bosch boiler. Extensively tiled walls and flooring in complimentary ceramics. Fitted mirror cabinet with lighting.

### Garden

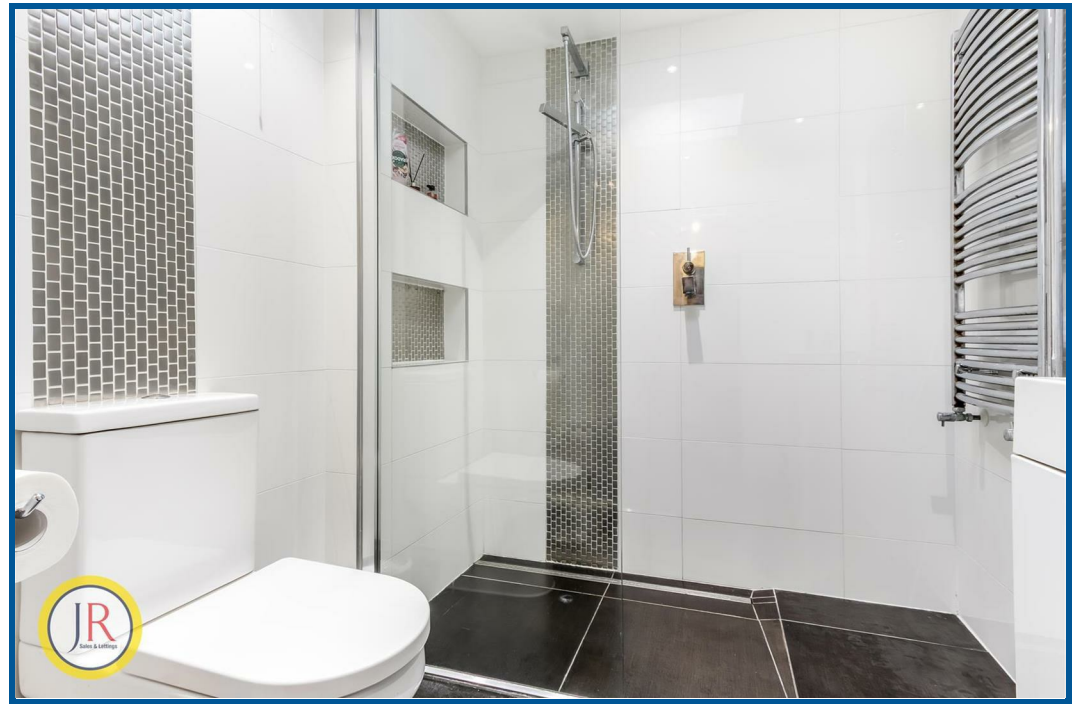
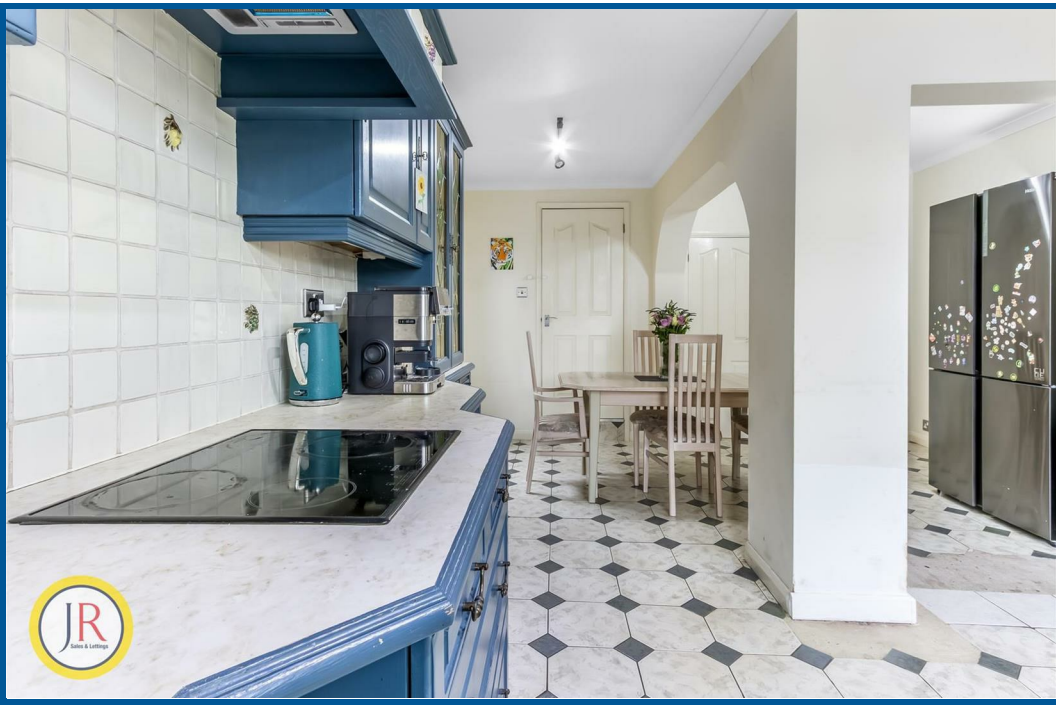
Large composite decking area. Feature pond with railings. Water tap. Electric plug socket. Lighting. Laid lawn. Shrub and flower borders. Rockery. Landscaped areas. Timber shed. Summer house with power connected. Side access with courtesy door to the:-

### Garage

Up and over door. Storage area.





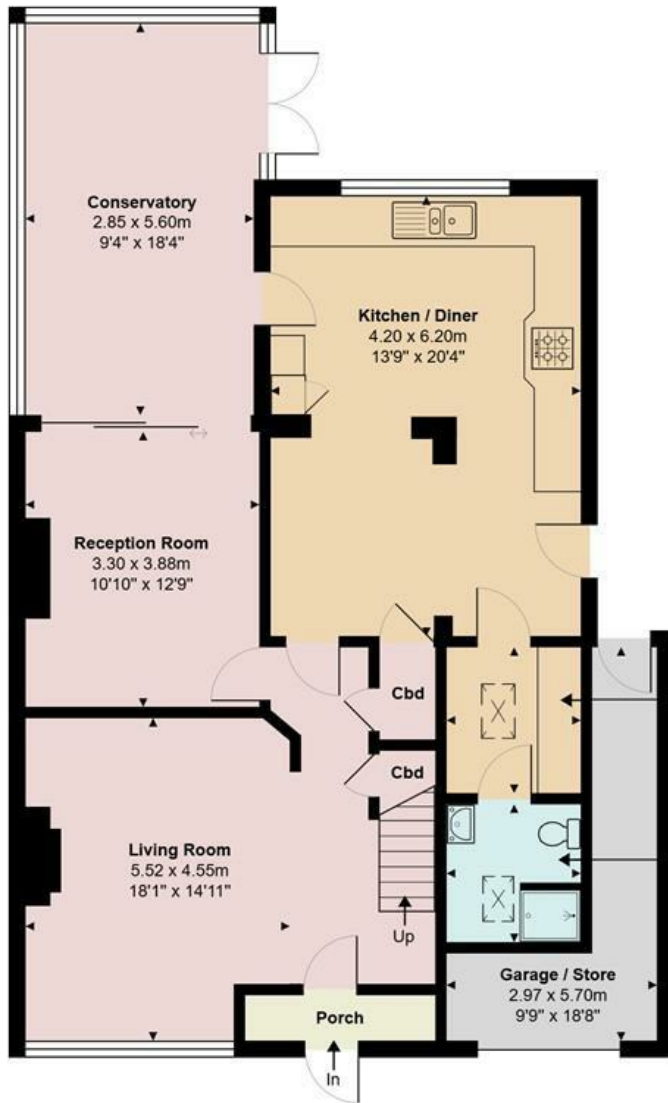




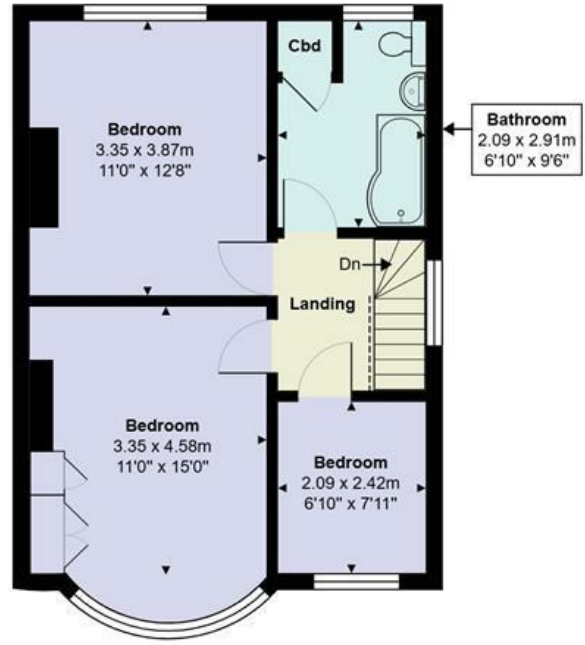








**Ground Floor**  
Area: 107.4 m<sup>2</sup> ... 1156 ft<sup>2</sup>



**First Floor**  
Area: 45.0 m<sup>2</sup> ... 484 ft<sup>2</sup>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		55	84
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**Mutton Lane, Potters Bar, EN6 2HD**

Total Area: 152.4 m<sup>2</sup> ... 1641 ft<sup>2</sup>

All measurements are approximate and for display purposes only