



Suffolk Road, Potters Bar, EN6 3EZ
£525,000 Freehold (*see note over)

*This 1930's Three Bedroom Bay - Fronted Semi located in a quiet turning in the heart of the Auckland area Within reach of good schools and walking distance to some of the local shop. Approx a mile from Darkes Lane with a variety of shops and amenities including the main line station fast tract to London. The property needs a full renovation and would also benefit from extending to the rear and into the loft subject to usual consents with the scope of making it a lovely home. The property does benefit from a replacement boiler providing gas central heating, double glazed windows, and a rear garden extending to approx. 100ft. **Offered Chain Free.***

63 DARKES LANE POTTERS BAR HERTS EN6 1BJ

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Approach

Shared access to the side leading to a gated rear garden. Hard standing providing off street parking. Privet hedge to the front. Three steps up the entrance door.

Entrance Hallway

Upvc entrance door, double glazed window to the side. Radiator, under-stair cupboard housing the gas and the electric meter. Coats cupboard with a double glazed window, doors to the reception rooms and kitchen.



Lounge 13' 6" x 10' 6" (4.11m x 3.20m) approx

Double glazed bay window to the front. 1930's tiled fireplace, radiator, power points, T.V. point and coved ceiling.



Dining Room 10' 6" x 9' 8" (3.20m x 2.94m) approx

Double glazed sliding patio doors to the rear garden. Tiled fireplace housing a gas fire. Coved ceiling, radiator and power points.



Kitchen 10' 1" x 6' 4" (3.07m x 1.93m) approx

Double glazed window and door to the garden. Sink unit wall and base units. Wall mounted Gas Combination Boiler, space for a cooker.



First Floor Landing

Double glazed window to the side. Loft access, coved ceiling, fire detector, doors to bathroom and bedrooms.



Bedroom 1 13' 8" x 10' 1" (4.16m x 3.07m) approx.

Double glazed Bay window to the front, coved ceiling, radiator, power points and T.V. point.



Bedroom 2 10' 7" x 10' 1" (3.22m x 3.07m) approx

Double glazed window to the rear, fitted cupboard, coved ceiling, radiator, power points.



Bedroom 3 6' 4" x 7' 0" (1.93m x 2.13m) approx

Double Glazed window to the front, laminate flooring coved ceiling, power points and radiator.



Bathroom 6' 11" x 6' 3" (2.11m x 1.90m) approx

Obscured double glazed window to the rear, paneled bath with mixer tap and shower attachment, pedestal sink unit with twin taps, low level W.C; laminate flooring, partially tiled walls, heated towel rail, electric wall heater and extractor.



Rear Garden

100FT Approx. Twin set of steps down to the patio area with raised beds leading to the lawn area, garden shed and greenhouse to the far rear.



Council Tax Band: E 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: Standard, Superfast and Ultrafast

(Source: Ofcom & BT Broadband Availability Checker)

Mobile Availability: EE, Vodafone & Three Good outdoor

and in-home- O2 Good outdoor, variable in-home -

(Source: Ofcom)

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