

Darkes Lane, Potters Bar, EN6 1BX
Offers in Excess of £850,000 Freehold(*see note over)

This impressive period home, offered to the market chain free, is in need of modernisation and presents an excellent opportunity to create a substantial family residence while retaining its wealth of original period features. The property is approached via a grand period entrance hall and comprises a front-facing lounge, rear reception room, dining room and kitchen with useful larder storage. An outside WC can also be found to the rear. The first floor provides four generously sized double bedrooms, a further small single bedroom, a separate WC and a family bathroom. Externally, the property benefits from off-street parking, a side garage and a private rear garden. With its spacious accommodation, attractive period character and excellent potential for modernisation, this property offers an exciting opportunity for buyers looking to create their ideal home.

63 DARKES LANE POTTERS BAR HERTS EN6 1BJ

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www.hobdays.co.uk email: pottersbar@hobdays.co.uk

ENTRANCE HALL



FRONT RECEPTION



REAR RECEPTION



DINING ROOM



KITCHEN



LANDING



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



BEDROOM 5



BATHROOM



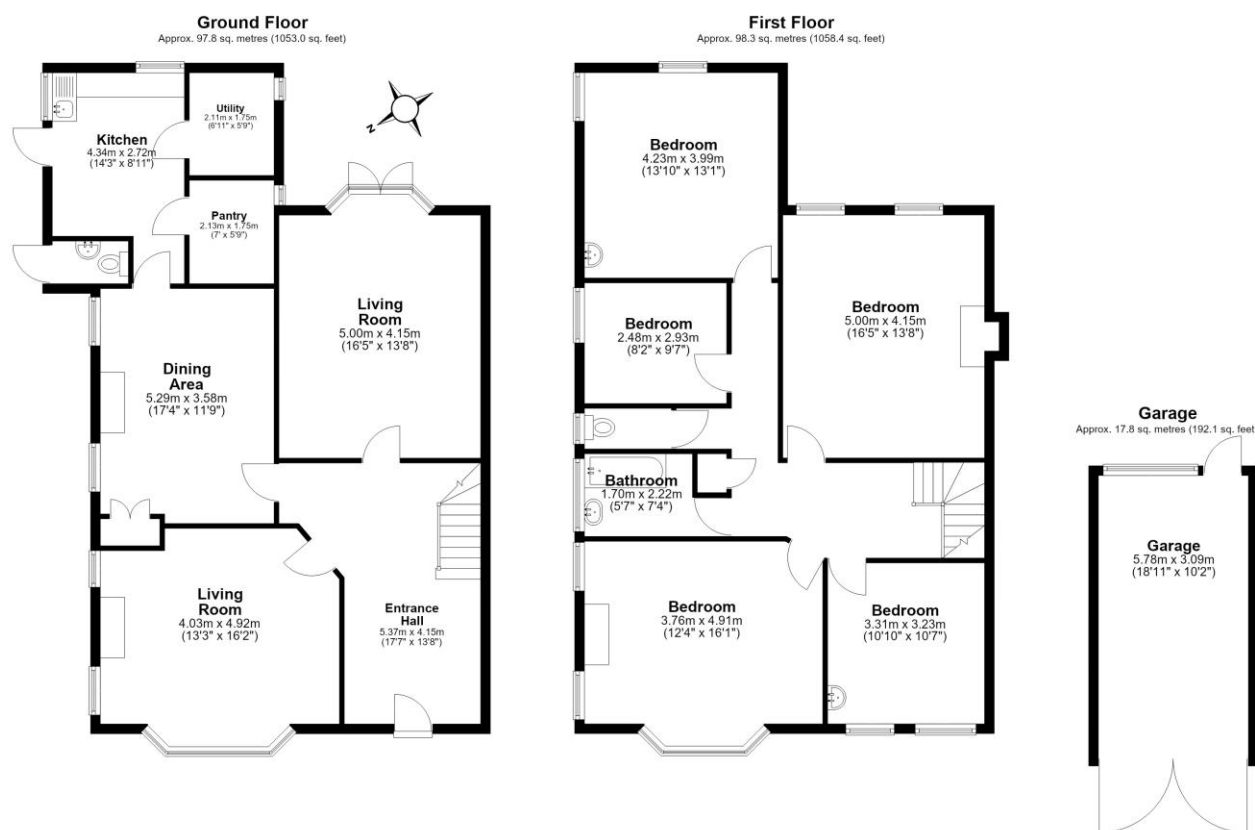
REAR GARDEN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFORMATION

Council Tax Band: G (Hertsmere)
Parking arrangements: Garage & Driveway
Mains Gas: Yes
Mains Electric: Yes
Mains Water/drainage: Yes
Heating Type: Gas central heating
Surface Water Flood Risk: High Risk
Rivers & The Seas Flood Risk: High 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 and in-home
O2: Variable outdoor
3: Good outdoor and in-home
Vodafone: Good outdoor and in-home
(Source: Ofcom)



Total area: approx. 214.0 sq. metres (2303.5 sq. feet)

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Darkes Lane

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