

185 Mutton Lane, Potters Bar, EN6 2AN
£575,000 Freehold (*see note over)

This well-positioned semi-detached house is ideally situated within easy reach of the wide range of amenities available on Darkes Lane, as well as Potters Bar Mainline Station. The property offers versatile accommodation arranged over two floors, comprising three bedrooms, two bathrooms, two reception rooms, a separate kitchen and a conservatory. There is also excellent potential for further enhancement, including a loft conversion, rear extension or conversion of the existing garage, subject to the necessary planning permissions and consents. Externally, the property benefits from generous off-street parking to the front, providing space for several vehicles, while the rear features a large garden offering excellent outdoor space. Offered to the market chain free, this property presents an excellent opportunity for those seeking a comfortable family home with considerable scope for future improvement and development.

63 DARKES LANE POTTERS BAR HERTS EN6 1BJ

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ENTRANCE HALL



KITCHEN



FRONT RECEPTION



CONSERVATORY



REAR RECEPTION



BEDROOM 3



DOWNSTAIRS SHOWER ROOM



BEDROOM 2



LANDING



JACK & JILL EN-SUITE



BEDROOM 1



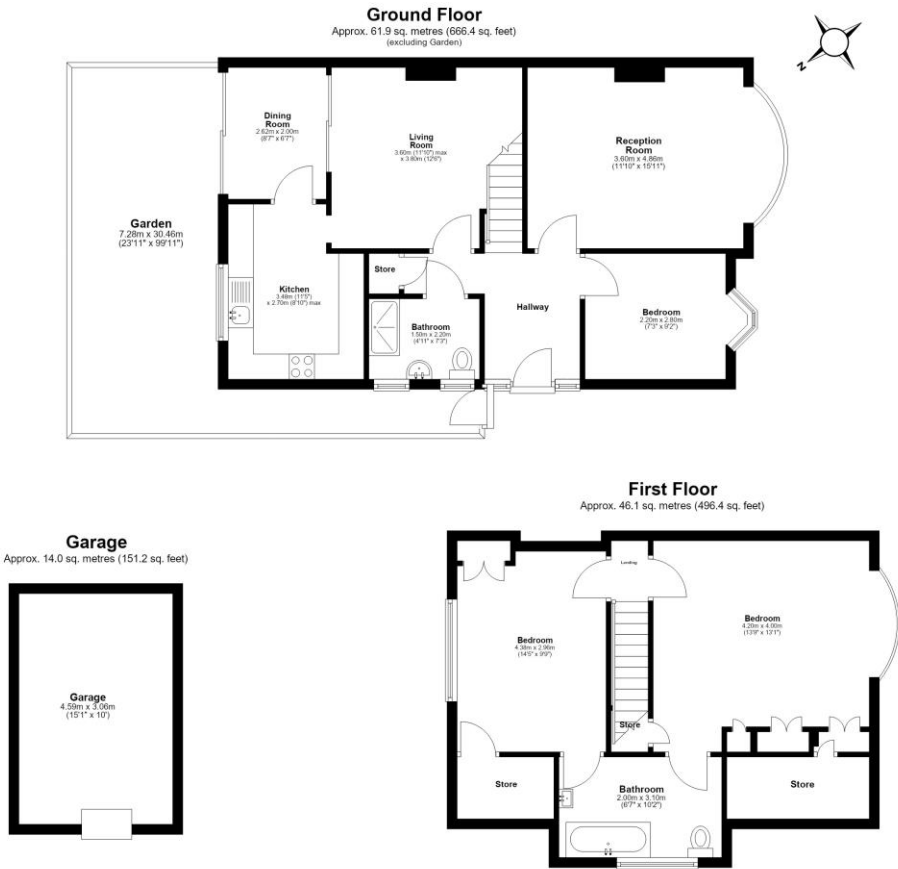
REAR GARDEN





MATERIAL INFORMATION
Council Tax Band: E (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: (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: Good outdoor
3: Good outdoor and in-home
Vodafone: Good outdoor
(Source: Ofcom)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 122.1 sq. metres (1314.0 sq. feet)

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Mutton Lane

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