



3 Fairview, Potters Bar, EN6 1ND Offers in excess of £640,000

Good Move are delighted to present this three-bedroom link-detached bungalow to the market.

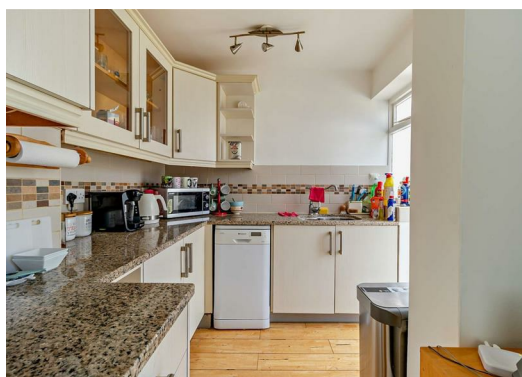
Situated in a quiet and highly sought-after residential cul-de-sac, this attractive home offers bright, spacious and well-balanced accommodation, making it an ideal purchase for families, professionals or those looking to downsize without compromising on space or location.

The property welcomes you with a central entrance hallway leading to a spacious living/dining room, perfect for relaxing and entertaining. The modern kitchen/dining room provides ample space for everyday family life and is complemented by a practical utility room and a bright conservatory, which enjoys views over and access to the rear garden.

There are three well-sized bedrooms, with the principal bedroom benefiting from an en-suite shower room, while the remaining bedrooms are served by a generous family bathroom.

Externally, the property boasts a generous rear garden, offering plenty of space for outdoor entertaining, children to play or keen gardeners to enjoy. To the front, there is ample off-street parking for multiple vehicles, adding further convenience.

Fairview is a desirable residential road known for its quiet surroundings and convenient access to Potters Bar's excellent range of amenities. The property is within easy reach of highly regarded schools, local shops, cafés, restaurants, and recreational facilities. Potters Bar mainline station provides regular services into London King's Cross and Moorgate.



Disclaimer

- 1. MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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