



**AUCKLAND**  
ESTATES EST 1983

31 Tiverton Road, Potters Bar, EN6 5HY

**Asking Price Of £575,000**

- Exceptional Development Potential – Side, Rear & Loft Extensions (STPP) Large Reception Room & Sepa
- Large Reception Room & Separate Dining Area
- Side Extension Creating Additional Reception Space
- Downstairs WC



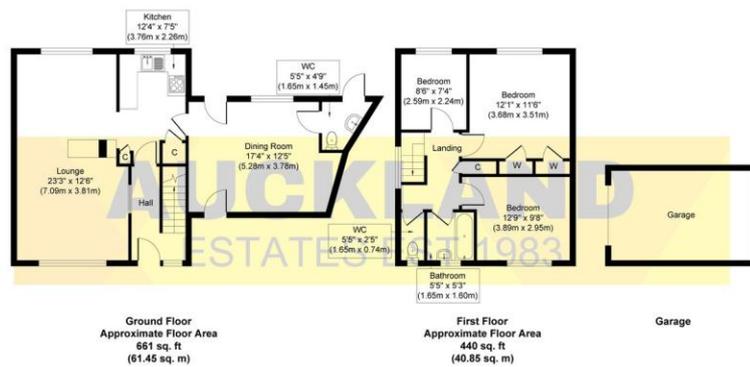
Auckland Estates are delighted to offer this Three Bedroom Semi-Detached Family Home, presenting a Huge Amount Of Development Potential and generous existing accommodation, ideal for buyers looking to extend and add value (STPP).

This well-proportioned semi-detached property offers a substantial footprint already, combined with outstanding scope for further extension. The ground floor features a large main reception room, a separate dining area, and a side extension that provides an additional reception space along with a convenient downstairs WC. The layout offers an excellent opportunity to reconfigure into a spacious open-plan kitchen and dining area, ideal for modern family living.

Upstairs, the property currently offers three very generously sized bedrooms, making it an ideal home for families. Subject to the necessary planning permissions, there is significant potential to extend into the loft to create an additional bedroom and further enhance the accommodation.

Externally, the property benefits from a large rear garden, providing excellent outdoor space, along with access to the garage which offers useful additional storage. The property also benefits from off street parking to the front.

For further information or to arrange a viewing on this property, please call Auckland Estates.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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