



OLIVER

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Estate Agency with a personal touch!

Baker Street, Potters Bar, Herts, EN6



Occupying a VERY GENEROUS PLOT, is this LARGE FAMILY home with SWEEPING DRIVEWAY that is in NEED OF COMPLETE WORK THROUGHOUT!! This FIVE BEDROOM property has FANTASTIC scope for improving and even extending (STPP). Located within this SOUGHT-AFTER LOCATION giving very easy access to Potters Bar Train Station and nearby schools. Offered CHAIN FREE!!

- **Detached**
- **Five Bedrooms**
- **Sweeping Driveway**
- **Double Plot**
- **Generous Garden**
- **Garage & Carport**
- **Chain Free**
- **Great Location**

£999,950 Freehold

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Accommodation Comprises

Entrance Hall

Guest Cloakroom

Dining Room 19'3" x 14'11" (5.87m x 4.55m)

Lounge 18'8" x 12'11" (5.69m x 3.94m)

Kitchen/Diner 13'1" x 10'10" (3.99m x 3.30m)

Conservatory 11'0" x 8'0" (3.35m x 2.44m)

Stairs To First Floor

Landing

Bedroom One 11'8" x 10'10" (3.56m x 3.30m)

En-Suite

Bedroom Two 12'11" x 11'4" (3.94m x 3.45m)

Bedroom Three 12'4" x 11'6" (3.76m x 3.51m)

Bedroom Four 12'11" x 12'9" (3.94m x 3.89m)

Bathroom

Stairs To Second Floor

Bedroom Five 13'5" x 9'9" (4.09m x 2.97m)

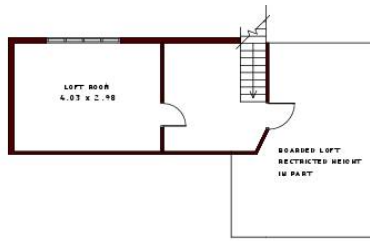
Loft Room

Exterior

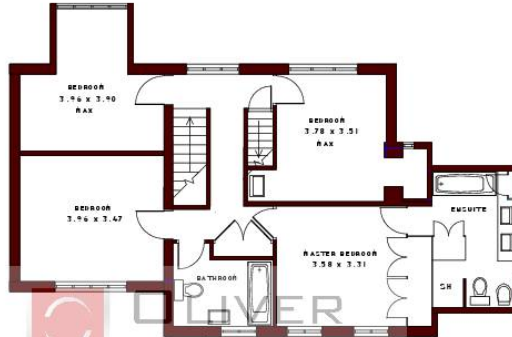
Generous Rear Garden

Garage & Carport

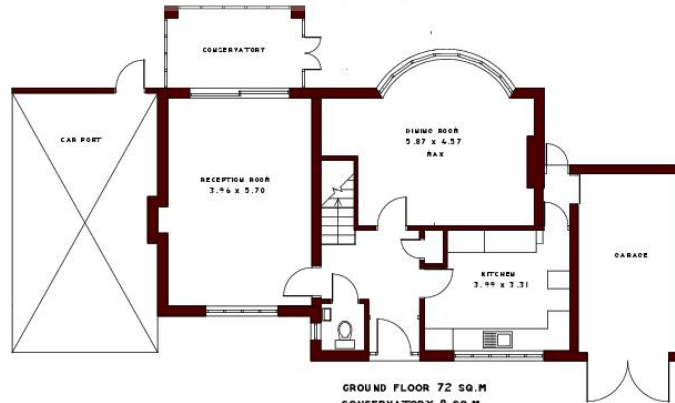
Sweeping Driveway



ATTIC FLOOR 20.5 SQ.M
BOARDED LOFT 13 SQ.M



FIRST FLOOR 83 SQ.M



GROUND FLOOR 72 SQ.M
CONSERVATORY 8 SQ.M
GARAGE 13.5 SQ.M

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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) These particulars do not constitute part or all of an offer or contract.
- (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- (4) Potential buyers are advised to recheck the measurements before committing to any expense.
- (5) Oliver & Akers have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliance.
- (6) Oliver & Akers have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.