

Asking price of £530,000

Laurel Fields, Potters Bar, EN6



- **Link-Detached House**
- **Three Bedrooms**
- **Adjoining Garage**
- **Garden Office**
- **Cul De Sac**
- **Walking Distance To Cranborne Primary School**

A well presented three bedroom link detached family home located in a quiet cul de sac. The ground floor accommodation benefits from an entrance vestibule leading into a bright and airy lounge, a separate dining room which leads into the charming kitchen overlooking the rear garden. The first floor comprises a master bedroom with two further bedrooms and a family bathroom along with access to the loft storage area.

Website: www.raineandco.com Email: pottersbar@raineandco.com



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Porch

Lounge

4.14m x 4.78m (13'7" x 15'8")
 Double glazed windows to front.
 Double radiator. Engineered wood flooring. Door to dining room.

Dining Room

2.65m x 2.99m (8'8" x 9'10")
 Double glazed sliding patio doors to rear garden. Radiator. Engineered wood flooring. Door to kitchen.

Kitchen

1.99m x 2.98m (6'6" x 9'9")
 Double glazed windows to rear.
 Collection of wall and base units with a solid wood work top. Single bowl ceramic sink with drainer and mixer tap. Plumbing for washing machine. Build in Indesit fridge/freezer. Indesit electric oven. Four ring electric hob. Ceramic tiled flooring. Radiator.

First Floor Landing

Access to loft. Doors to all bedrooms and bathroom. Carpet flooring.

Master Bedroom

4.21m x 3.87m (13'10" x 12'8")
 Double glazed windows to front.
 Radiator. Floor to ceiling fitted wardrobes. Carpet flooring.

Bedroom Two

2.38m x 2.33m (7'10" x 7'8")
 Double glazed windows to rear.
 Radiator. Carpet flooring.

Bedroom Three

2.33m x 2.32m (7'8" x 7'7")
 Double glazed windows to rear.
 Radiator. Carpet flooring.

Front Garden

Off street parking. Pathway.

Rear Garden

Laid to lawn. Flower bed borders. Patio area.

Office

Double glazed windows to side. Oak flooring.

Garage

Single garage. Up and over door.
 Power and light. Rear door.

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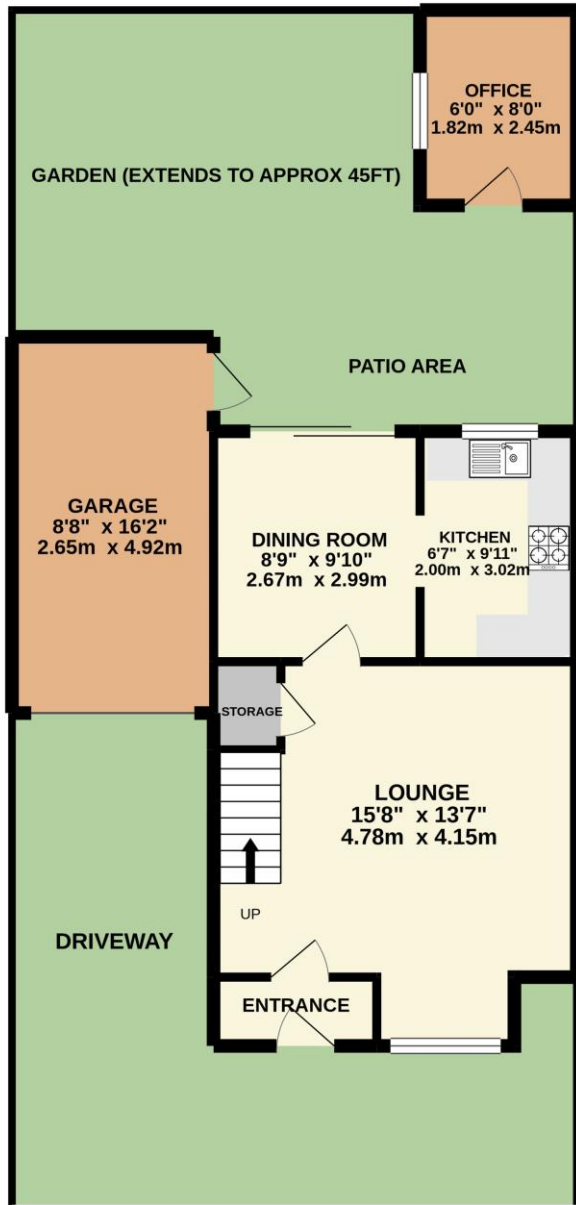


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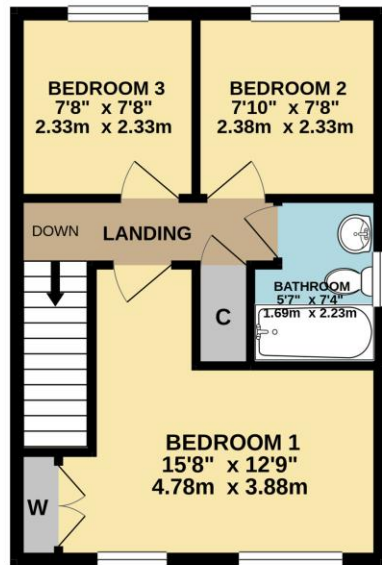
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		83
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 979 sq.ft. (90.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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