

Asking price of £560,000

Mutton Lane, Potters Bar, EN6



- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- 0.5 miles from Potters Bar Railway Station
- Off Street Parking
- Detached Garage
- Excellent Extension Potential (S.T.P.P)
- Chain Free

A THREE BEDROOM SEMI-DETACHED HOUSE situated 0.5 miles from Potters Bar Railway Station and local amenities on Darkes Lane. Benefitting from two reception rooms, downstairs W.C, off street parking on a private drive and detached garage. The property offers excellent extension potential (S.T.P.P) and is available Chain Free.

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



Mutton Lane, Potters Bar, EN6 2AX

Entrance Porch

Property entered via porch. Storage cupboards. Tiled flooring.

Entrance Hall

Stairs to first floor. Laminate flooring.

Lounge

3.65m x 4.40m (11'12" x 14'5")
Bay window to front. Gas fireplace. Radiator. Carpet flooring.

Dining Room

3.95m x 3.90m (12'12" x 12'10")
Window to rear. Radiator. Patio to rear garden. Laminate flooring.

Kitchen

2.71m x 2.90m (8'11" x 9'6")
Windows to side and rear. Matte cream wall and base units. Rolltop work top. Single ceramic sink. Mixer tap. Plumbing for washing machine. Built in Zanussi fridge/freezer. Zanussi electric double oven with gas four ring hob. Vinyl flooring.

Downstairs Cloakroom

Frosted window to side. Wash hand basin. Low level WC.

First Floor landing

Window to side. Access to loft. Storage cupboard. Carpet flooring.

Master Bedroom

3.65m x 4.35m (11'12" x 14'3")
Bay window to front. Radiator. Carpet flooring.

Family Bathroom

Frosted window to rear. Wash hand basin. Fully tiled. Heated towel rail. Low level WC. Panel enclosed bath with shower over. Separate shower cubicle. Vinyl flooring.

Bedroom Two

3.00m x 3.65m (9'10" x 11'12")
Window to rear. Radiator. Built in wardrobes. Carpet flooring.

Bedroom Three

1.95m x 2.35m (6'5" x 7'9")
Window to rear. Radiator. Carpet flooring.

Exterior - Front

Flower bed borders. Access to rear. Off street parking. Pathway. Off street parking.

Rear Garden

Laid to lawn. Flower bed borders. Patio. Shed. Shrubs and trees. Pathway.

Garage

Single Garage. Up and over door. Window.

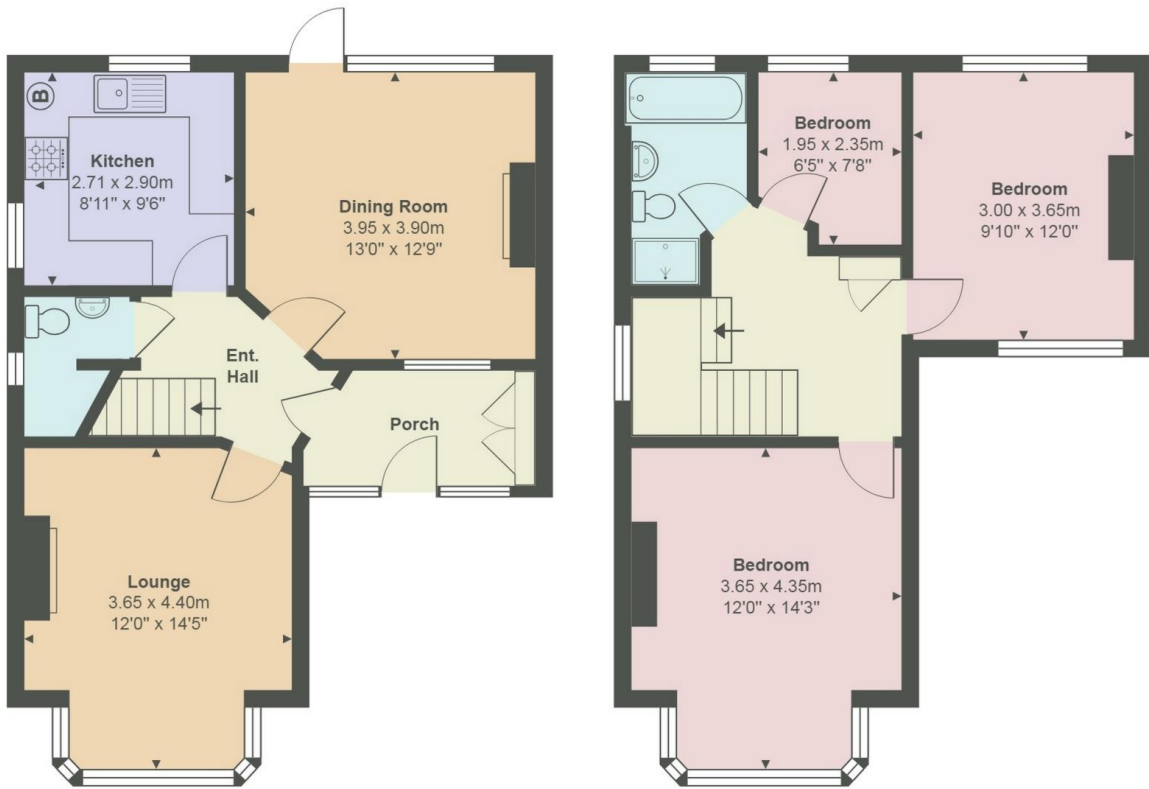


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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. 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. 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 finalizing their offer to purchase. 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 RAINE AND CO NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	44	
(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		
(69-80) C		79
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Mutton Lane, Hertfordshire EN6

Total Area: 97.2 m² ... 1047 ft²

All measurements are approximate and for display purposes only