

Cotton Road, Potters Bar, EN6 5JJ
£579,950 Freehold (*see note over)

This three bedroom link detached house is located within reach to Potters Bar High Street, including local shops, restaurants, the bus depot and Oakmere Park. The property comprises a downstairs w.c, separate kitchen, L-shaped lounge/diner and conservatory leading out to a southerly aspect rear garden, plus three bedrooms and a family bathroom on the first floor. There is also a garage to the side accessed via an own driveway. Offered on a chain free basis, internal viewing is Highly recommended.

Hallway



Downstairs Cloakroom 5' 10" x 4' 8" (1.78m x 1.42m) approx



Lounge 16' 1" x 11' 4" (4.90m x 3.45m) approx



Dining Room 9' 10" x 8' 3" (2.99m x 2.51m) approx



Conservatory 12' 11" x 9' 11" (3.93m x 3.02m) approx



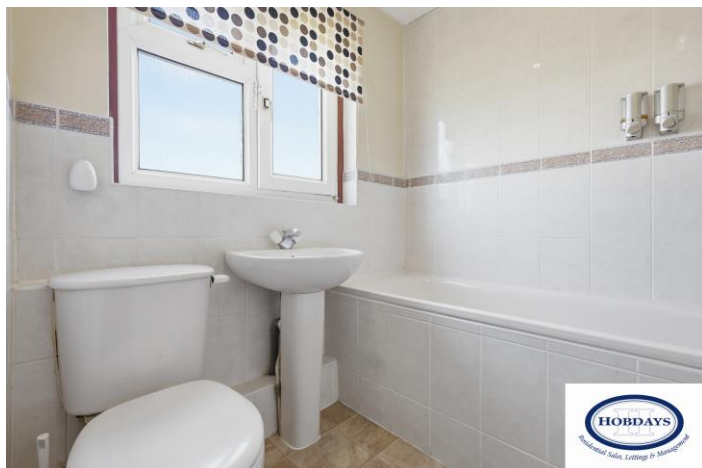
Landing



Bedroom 1 16' 10" x 9' 11" (5.13m x 3.02m) approx



Bathroom 6' 8" x 5' 8" (2.03m x 1.73m) approx



Bedroom 2 10' 2" x 9' 2" (3.10m x 2.79m) approx



Rear Garden 36' 0" x 32' 0" (10.96m x 9.75m) approx



Bedroom 3 9' 10" x 7' 11" (2.99m x 2.41m) approx



MATERIAL INFORMATION

Council Tax Band: F (Hertsmere)

Parking arrangements: Garage & Driveway

Mains Gas: Yes

Mains Electric: Yes

Mains Water/drainage: Yes

Heating Type: Gas central heating

Surface Water Flood Risk: Very Low Risk

Rivers & The Seas Flood Risk: Very Low Risk

(source: Gov.uk)

Broadband Availability: (FTTP is available and a new

ONT may be ordered), Standard, Superfast, Ultrafast

(Source: Ofcom & BT Broadband Availability Checker)

Mobile Availability:

EE: Good outdoor and in-home

O2: Good outdoor

3: Good outdoor variable in-home

Vodafone: Good outdoor variable in-home

(Source: Ofcom)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 126.7 sq. metres (1363.4 sq. feet)

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Cotton Road

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