



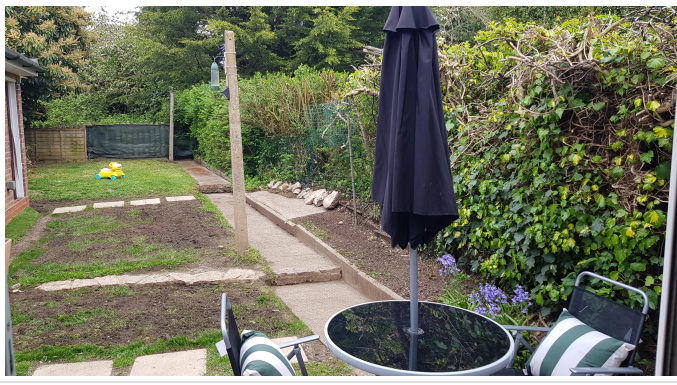
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4 Bed Semi-Detached In Elmscroft Gardens , Potters Bar, EN6 2JP £738,000



Ref:16614





SHORT DESCRIPTION

Property Ref: 16614 We are delighted to present this spacious four-bedroom, two-bathroom semi-detached home for sale in the vibrant and leafy suburban town of Potters Bar, Hertfordshire. Situated in a highly sought-after location, the property is conveniently close to Potters Bar Station, local bus stops, coffee shops, next-generation gyms, wine bars, and a range of other amenities. Ground Floor - Large open-plan lounge, dining area and kitchen (currently arranged as a flexible family living space) - Modern bathroom - Generously sized king-size bedroom (Size: 4.67m x 3.51m) First Floor • Two further king-size bedrooms (Size: 4.29 x 3.44 & 4.63 x 2.64) • One box room (Size: 2.87 x 2.07) • Separate WC • Family bathroom Room Size Exterior • Large rear garden • Brick-built garage • Brick-built shed • Off-street parking for two vehicles at the front Key Information • Freehold • Council Tax Band: E • EPC Rating: C • Chain-free and currently vacant, ideal for buyers ready to proceed swiftly • All serious and reasonable offers will be strongly considered Transport Links Nearest Station: • Potters Bar — offering fast services into London King's Cross and London Moorgate Nearest London Underground Stations: 1. High Barnet (Northern Line) 2. Cockfosters (Piccadilly Line) Major Road Networks: M25, M1, A1, A406, A41, A1000, A111 For further information or to arrange a viewing, please contact the agent Property Type: Semi-detached Full selling price: £738000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: E EPC rating: C Measurement: 1076.391 sq.ft. Outside Space: Rear Garden, Enclosed Garden, Patio Parking: Garage, Driveway, Private Heating Type: Double Glazing, Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Vacant -----



Bed Room(s)



Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Semi-detached house
Total floor area	100 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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