

OFFERS IN THE REGION OF

£295,000

Wayside

Potters Bar, EN6 5NF

## PROPERTY SUMMARY

\*One of the cheapest bungalows currently available in Potters Bar\*

Nestled in the charming area of Wayside, Potters Bar, this delightful one-bedroom bungalow presents an excellent opportunity for first-time buyers, downsizers, or investors seeking a project with fantastic potential.

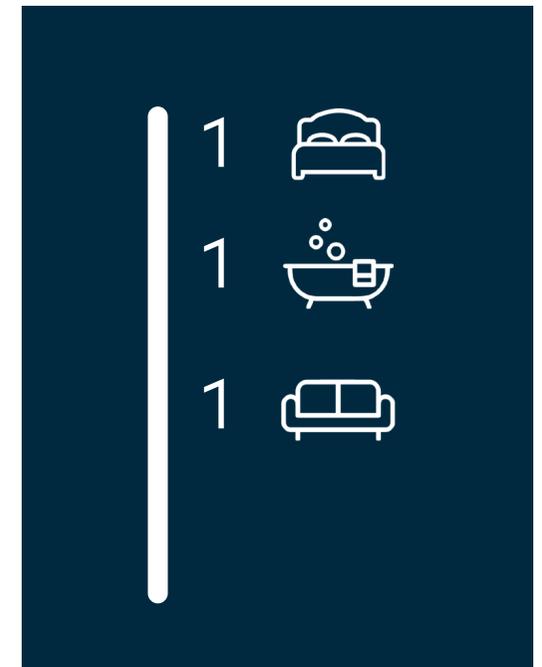
Offering approximately 450 sq ft of accommodation, the property features a well-proportioned reception room filled with natural light, creating a warm and welcoming living space. The bungalow also comprises a comfortable double bedroom and a bathroom, providing the essentials for convenient single-level living.

A standout feature of the property is the generous side and rear garden, offering excellent outdoor space and potential to extend (subject to planning permission). This garden provides a blank canvas for buyers looking to create a private retreat, landscaped garden, or additional living space in the future.

The property is offered chain free, allowing for a straightforward and hassle-free purchase.

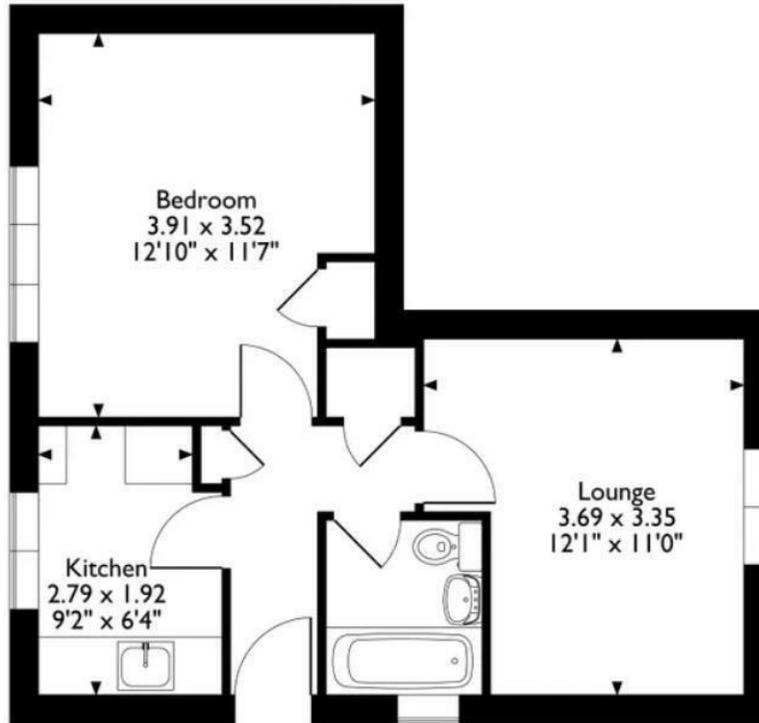
Conveniently located close to local shops, parks, and transport links, the bungalow is ideally positioned for everyday amenities while still benefiting from a quiet residential setting.

Competitively priced and currently one of the most affordable bungalows available in Potters Bar, this property represents an exciting opportunity to add value and create a personalised home in a highly desirable location.





55, Wayside, Potters Bar, Hertfordshire  
 Approximate Gross Internal Area  
 38 Sq M/409 Sq Ft



**Ground Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

**LOCAL AUTHORITY**

**TENURE**  
 Freehold

**EPC RATING**  
 D

**COUNCIL TAX BAND**  
 C

**VIEWINGS**  
 By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

**Christopher Mark**  
 ESTATE AGENTS

**OFFICE ADDRESS**  
 25 Heddon Court Parade  
 London  
 EN4 0DB

**OFFICE DETAILS**  
 02033 690989  
 Hello@christophermark.co.uk