



ASKING PRICE

£675,000

Hill Crest

Potters Bar, EN6 2RT

PROPERTY SUMMARY

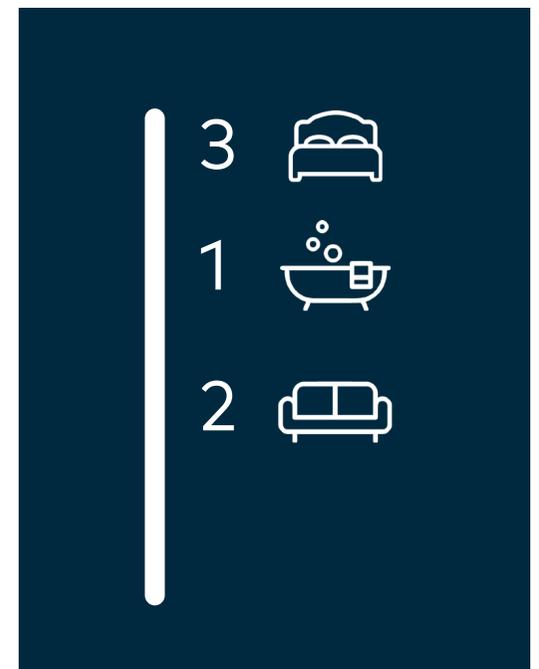
Christopher Mark are pleased to offer this charming semi-detached house on Hill Crest, Potters Bar. This house presents an excellent opportunity for families seeking a peaceful yet convenient lifestyle. Spanning an impressive 1,719 square feet, the property boasts three well-proportioned bedrooms, making it ideal for both relaxation and rest.

The heart of the home is a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings with family. The property also features two modern bathrooms, ensuring ample facilities for daily living.

One of the standout features of this residence is the rear outbuilding, which offers flexible usage options, whether as a home office, studio, or additional storage space. The private setting enhances the appeal, providing a serene environment to unwind after a busy day.

For those with vehicles, off-street parking is available for two or more cars, adding to the convenience of this delightful home.

With its combination of space, comfort, and a prime location, this property is a must-see for anyone looking to settle in Potters Bar.

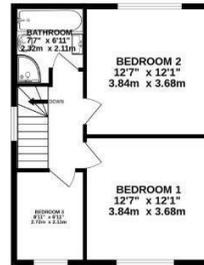




GROUND FLOOR
1238 sq.ft. (115.1 sq.m.) approx.



1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA: 1719 sq.ft. (159.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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LOCAL AUTHORITY

TENURE

Freehold

EPC RATING

D

COUNCIL TAX BAND

E

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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

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