



**St Vincents Way
Potters Bar
EN6**

STATONS

St Vincents Way, Potters Bar EN6 2RF

NO ONWARD CHAIN. Located in a lovely private cul de sac is this spacious and modern four bedroom end of terrace house built in 2012., offering circa 1381 sq ft of versatile living accommodation. Arranged over three floors benefits include beautiful principal bedroom with en suite and dressing area, spacious lounge diner, ground floor cloakroom and two allocated parking spaces.

Located within easy reach of the local amenities of Potters Bar including the High Street, supermarkets restaurants and the junction for the M25.
















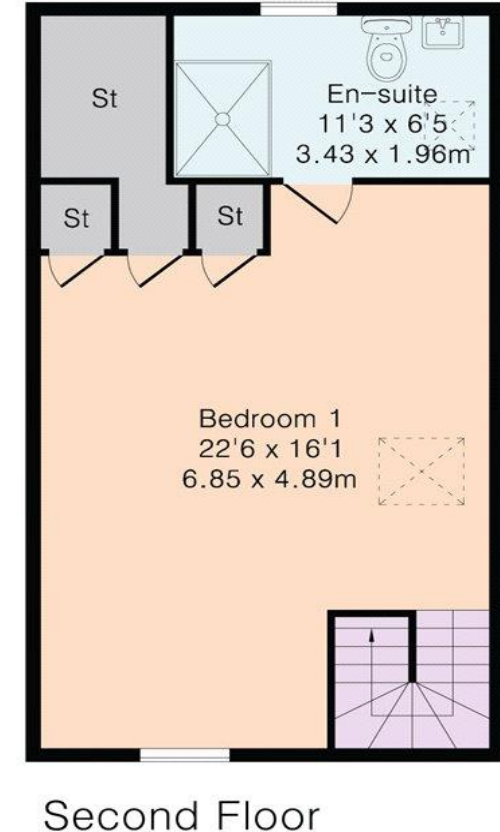
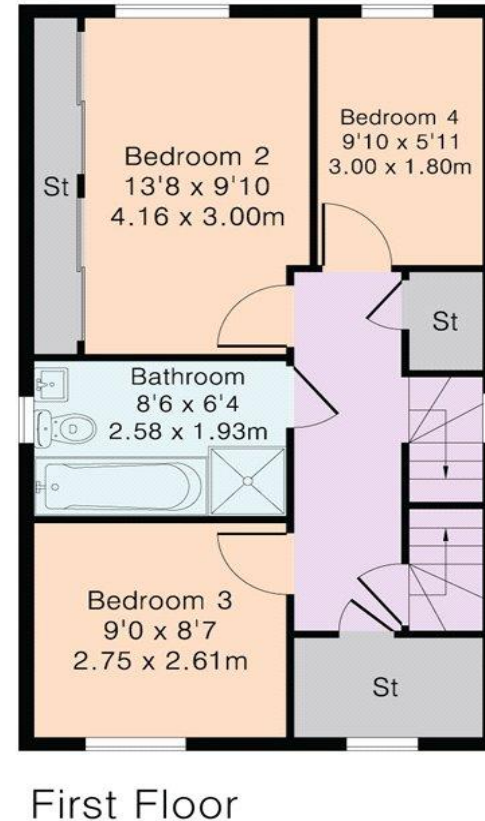
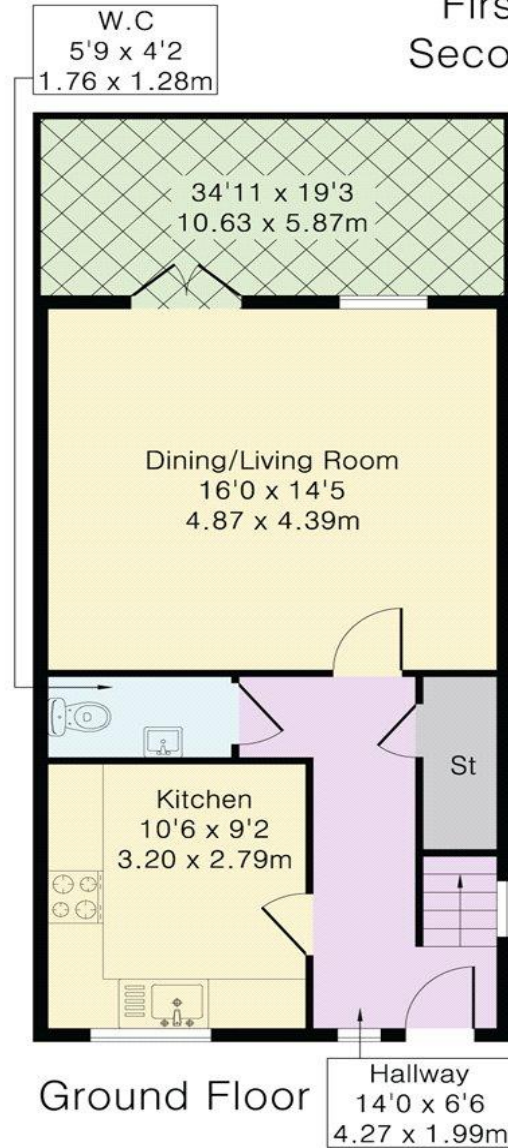


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	88
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Local Authority:
Hertsmere Borough Council
Council Tax Band: E
FREEHOLD

DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings, or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate. All dimensions include wardrobe spaces where applicable.

Approximate Gross Internal Area 1381 sq ft – 127 sq m
Ground Floor Area 457 sq ft – 42 sq m
First Floor Area 457 sq ft – 42 sq m
Second Floor Area 467 sq ft – 43 sq m





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