



Strafford Gate
Potters Bar EN6

85 Strafford Gate

Potters Bar EN6 1PR

This fabulous extended four bedroom semi detached home offers circa 2211 sq ft of versatile accommodation arranged over two floors.

Located within close proximity to Potters Bar Station this wonderful house boasts four reception rooms, modern kitchen, four bedrooms, two bathrooms, 118' rear garden with a spacious summer house/games room at the rear as well as beautiful coy pond.

The frontage also provides off street parking and an electric car charger point.

Strafford Gate is located within close proximity to Potters Bar mainline station with fast links into London Kings Cross. Junction 24 of the M25 and the A1(M) are approx. 1 mile away as well as Potters Bar local shops and restaurants.

There are renowned schools close by, including Lochinver, Queenswood, Stormont and Ladbrooke JMI State School.

































Approximate Gross Internal Area 2211 sq ft - 205 sq m

Ground Floor Area 1102 sq ft – 102 sq m

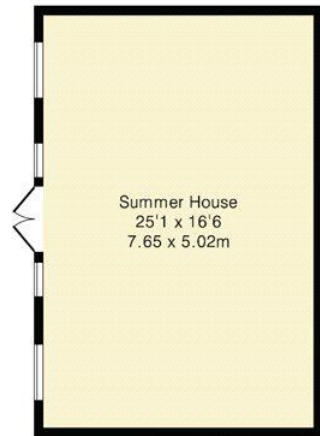
First Floor Area 696 sq ft – 65 sq m

Outbuilding Area 413 sq ft – 38 sq m



Local Authority:
Hertsmere
Council Tax Band: F
Tenure: FREEHOLD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C	70	
(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	



Outbuilding



Ground Floor



First Floor

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.



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