



Windmore Avenue
Potters Bar EN6



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❖ *** CHAIN FREE *** This three bedroom semi detached house is situated in a pleasant cul-de-sac within easy reach to The Wroxham Primary School, Furzefield Leisure Centre and local shops. The property requires updating and benefits from scope to extend to the rear and into the loft space (s.t.p.p), 2 reception rooms, a 96ft Easterly aspect rear garden, a single garage via shared driveway plus off street parking to the front.

❖ Windmore Avenue is located directly off Mutton Lane and is close to shopping facilities in Darkes Lane and Potters Bar mainline station which provides a fast and frequent service to Kings Cross and Moorgate. Major road access is excellent, with the M25 and A1(M) motorways being a short motoring distance away.

Please note that an employee of Statons family members own this property.















**Approximate Gross Internal Area 918 sq ft - 85 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 478 sq ft – 44 sq m

First Floor Area 440 sq ft – 41 sq m

Garage Area 160 sq ft – 15 sq m

Outbuilding Area 91 sq ft – 8 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

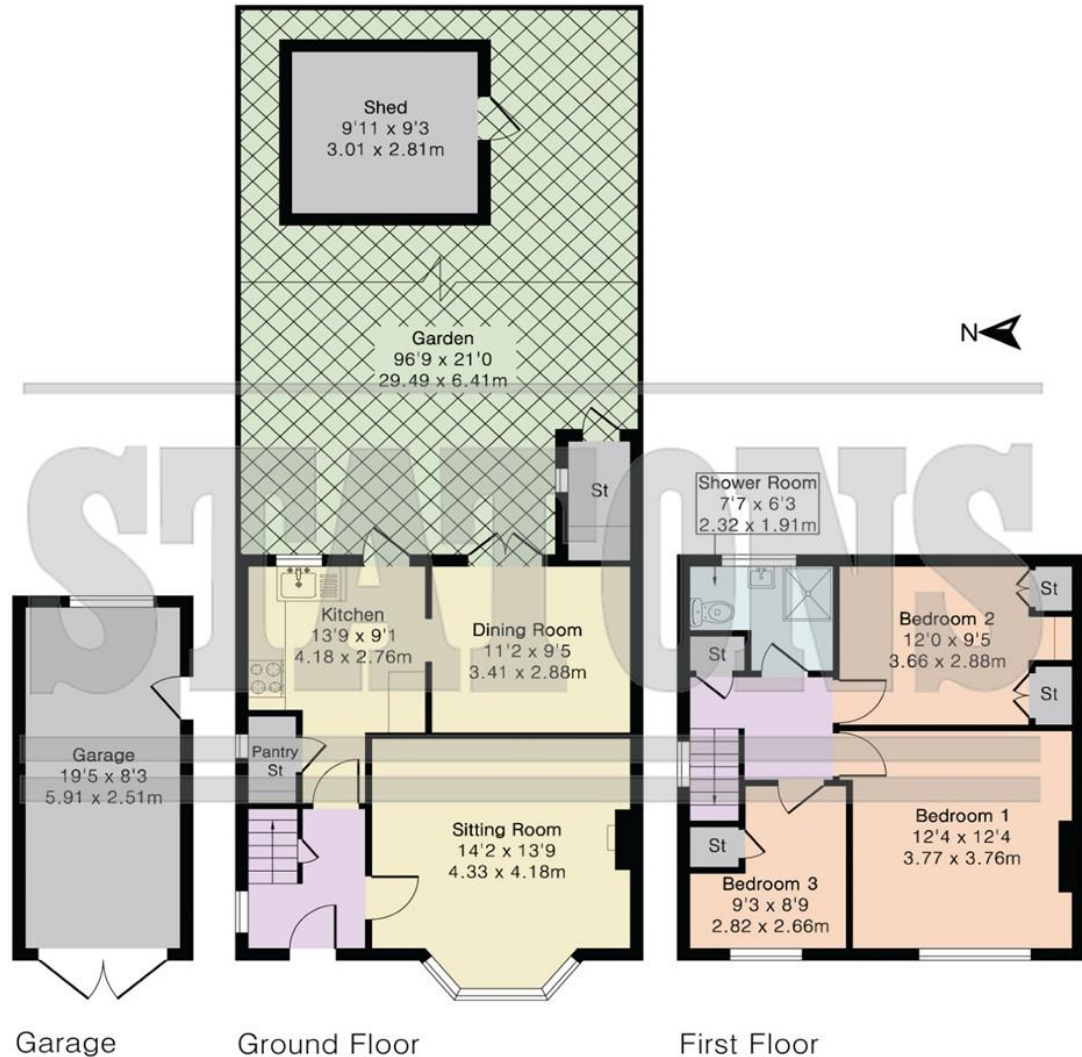
Local Authority:

Hertsmere

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.





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