



## Kimptons Mead, Potters Bar – EN6 3JA

Offers Over £460,000 Freehold

MID TERRACE HOUSE • THREE DOUBLE BEDROOMS • KITCHEN/DINER • SPACIOUS LOUNGE • BATHROOM & W/C • SOUTH FACING GARDEN • GARAGE & DRIVEWAY • 0.2 MILES TO DAME ALICE OWEN'S SCHOOL • FREEHOLD • EPC RATING – D

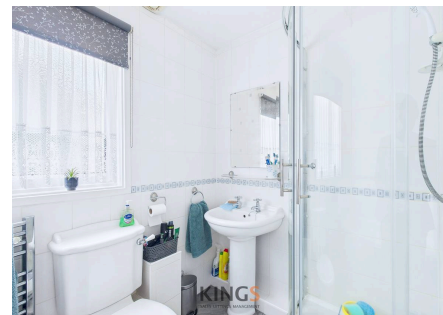
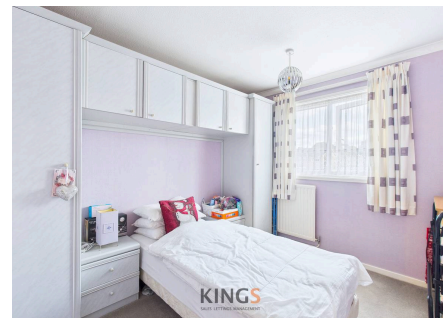
**KINGS**  
SALES LETTINGS MANAGEMENT







Situated 0.2 miles from Dame Alice Owen's School is this well presented and spacious three double bedroom mid terrace house. The ground floor comprises an inviting entrance hall with cloakroom, spacious full width living room and a separate kitchen/diner along with various storage cupboards. The first floor features a large master bedroom with fitted wardrobes and dresser, second double bedroom with fitted wardrobes, third double bedroom also with fitted wardrobes and a modern family bathroom with four piece suite. This freehold home further benefits from a private and low maintenance South facing rear garden, garage and driveway for two cars.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:  
D





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

1044 ft<sup>2</sup>

96.9 m<sup>2</sup>

**Reduced headroom**

3 ft<sup>2</sup>

0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

