



00 Elmscroft Gardens, Potters Bar, EN6 2JP Offers in excess of £640,000

**** NO ONWARD CHAIN **** Spacious Three/four Bedroom Semi-Detached Family Home in a Prime Potters Bar Location

Situated in one of Potters Bar's well-established and highly sought-after residential roads, this attractive three/four bedroom semi-detached family home offers generous living accommodation, off-street parking for multiple vehicles, a detached garage, and excellent potential to modernise, extend or personalise (subject to the usual planning permissions).

The ground floor comprises a welcoming entrance hall leading to a bright and spacious lounge/bedroom four, a separate dining room overlooking the rear garden, a fitted kitchen and a convenient ground floor bathroom. Upstairs are three well-proportioned bedrooms together with a family bathroom, making this an ideal home for growing families.

Externally, the property benefits from a large block-paved driveway providing ample off-street parking, a detached garage and a private rear garden, perfect for entertaining or family enjoyment.

Ideally situated in a popular residential area of Potters Bar, Elmscroft Gardens offers excellent access to local amenities, well-regarded schools, and transport links. Potters Bar Railway Station provides fast services into London King's Cross and Moorgate, while the A1(M) and M25 are easily accessible for commuters. The property is also within easy reach of Potters Bar High Street, supermarkets, cafés, restaurants, and a variety of parks and open green spaces, making it an ideal location for families and professionals alike.



Disclaimer

- 1. MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

