



**Dugdale Hill Lane, Potters Bar, Hertfordshire, EN6**

**Offers in excess of: £600,000**

*Freehold*



# Dugdale Hill Lane, Potters Bar, Hertfordshire, EN6

This family house within Dame Alice Owen's school catchment and comes with existing planning permission to add further bedroom with loft conversion.

The property is located within a mile of local shops and transport links at Potters Bar Station providing a nineteen minute train journey to London's Kings Cross.

Accommodation comprises entrance lobby with ground floor wc, front aspect lounge, kitchen breakfast room with two large Velux windows to pitched ceiling and access to garden, three bedrooms, bathroom to first floor and joists, plumbing and electrics pre-installed with current planning to convert loft space.

- **THREE BEDROOM HOUSE**
- **DAME ALICE OWEN'S CATCHMENT**
- **EXISTING PLANNING PERMISSION TO COVERT LOFT**
- **RECEPTION ROOM**
- **KITCHEN BREAKFAST ROOM**
- **GROUND FLOOR WC**
- **BATHROOM**
- **40ft GARDEN**
- **OFF STREET PARKING**
- **COUNCIL TAX BAND D**



## 168A Dugdale Hill Lane

Approximate Gross Internal Area = 76.4 sq m / 822 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1134238)















### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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#### Disclaimer

The agent has not checked any apparatus, fixtures or fittings or services and cannot verify they are in working order or fit for their purpose. Neither has the agent checked the legal documentation to verify the Freehold / Leasehold status of the property. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.

**Reference: BRN230342**