

100

— BILLY LOWS LANE —

Beautifully presented family home with versatile reception spaces, high specification kitchen and landscaped garden in a sought after location.

Guide price £875,000-£900,000

Situated on the sought-after Billy Lows Lane in Potters Bar, this beautifully presented semi-detached home offers approximately 1,539 sq ft (143 sq m) of well-maintained and thoughtfully arranged accommodation.



The property is presented in excellent condition throughout, combining comfortable family living with a number of high-quality modern upgrades.

The ground floor provides a welcoming entrance that leads into a well-planned living space ideal for both everyday living and entertaining. There are two generous reception rooms, offering flexibility as a formal living room and a separate family or sitting room. A dedicated dining room sits conveniently between the living areas and kitchen, creating an ideal flow for entertaining and family meals.

The kitchen is a standout feature of the home, fitted with quality appliances including a NEFF slide-and-hide oven, NEFF hob, Quooker hot tap with filtered water, and an Insinkerator waste disposal unit. The kitchen connects through to a practical and larger than average utility room, providing additional storage and workspace while giving direct access to the garden.

Also on the ground floor is a guest WC, adding convenience for guests and everyday family use. The layout creates a practical yet sociable living environment, with good access to the rear garden and outdoor areas.

The first floor is arranged around a central landing and comprises three well-proportioned double bedrooms, all offering comfortable accommodation for family living, guests, or home working. These are served by a modern family bathroom, finished to a high standard and designed to meet the needs of a busy household.

Externally, the property benefits from a driveway with an electric car charging point, CCTV, and dusk-to-dawn lighting to both the front and rear gardens, enhancing both security and convenience. A separate garden shed provides useful additional storage.





Location

Potters Bar is a popular Hertfordshire town known for its excellent balance of suburban tranquillity and convenient connections to London. The property is within easy reach of Potters Bar railway station, which provides regular services into London King's Cross and Moorgate, making it an ideal location for commuters. Road connections are also excellent, with quick access to the M25 and A1.

The town centre offers a wide range of shops, cafés, restaurants, and everyday amenities, while the area is also well regarded for its local schools. For outdoor leisure, residents can enjoy nearby green spaces such as Oakmere Park, along with numerous countryside walks and open spaces throughout Hertfordshire, making the area ideal for families and those seeking a more relaxed lifestyle while remaining well connected.



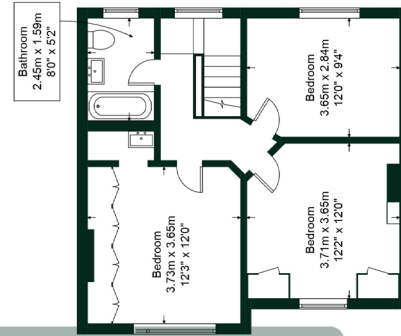
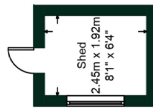
Floorplan:

100 Billy Lows Lane, Potters Bar, EN6 1XL

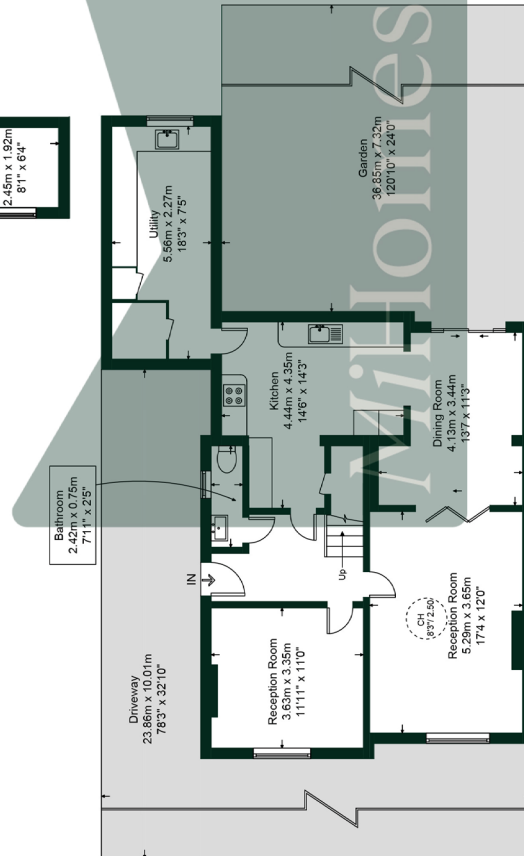
- Freehold
- EPC rating: D
- Council Tax Band: Band F
- Approx. Gross internal floor area: 1488 sq.ft / 138.3 sq.m
- Shed: 50.6 sq.ft / 4.7
- Approx. Total gross internal floor area: 1539 sq.ft / 143.0 sq.m

Property overview:

- Offered on a chain free basis
- 3 double bedrooms
- Off street parking for several cars
- Freehold family home
- Modern kitchen with premium appliances
- Over 100 ft garden
- Electric vehicle charging point
- Within close proximity to Potters Bar station
- Easy access to the M25 and the A1



First Floor



Ground Floor



This plan is for layout purposes only. not drawn to scale unless stated. window and door opening are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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