



**ABSOLUTE**  
PROPERTY

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**6 Quakers Lane, Potters Bar  
Hertfordshire EN6 1RL**

**Price Guide £350,000**

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £350,000

Absolute Property Auctions are pleased to offer a charming two double bedroom semi detached period cottage. Situated on the borders of Little Heath and within walking distance (approx 0.7 miles) of Darkes Lane amenities and Potters Bar main line station (fast track to London's Kings Cross and Moorgate). Benefits include a character fireplace, double glazing, gas central heating, own rear garden and comes with the added advantage of being offered on a chain free basis. viewing highly recommended.

Auction Ends 7th December 2023 at 13.00



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ENTRANCE:

Front door opening to entrance hall with further door opening to through lounge.

LOUNGE/DINER:

21'3 X 10'9

Cast iron fireplace with granite earth, two radiators, tv socket, telephone point, upvc double glazed window to front aspect, door to kitchen, stairs to first floor landing, upvc double glazed double doors opening to rear garden.

KITCHEN:

6'3 X 5'5

Range of eye and base level units, build in oven, hob and extractor, stainless steel sink unit with mixer taps, plumbing for dishwasher, wood laminate flooring, upvc double glazed window to side aspect, open doorway to:

HALLWAY:

Airing cupboard, door to bathroom, upvc double glazed door opening to rear garden.

BATHROOM:

Three piece suite comprising of low flush wc, hand wash basin with mixer taps, bath with inset wall shower unit, heated towel rail, ceiling spot lights, extractor fan, upvc double glazed frosted window to rear aspect.

FIRST FLOOR LANDING:

Doors to bedroom one, bedroom two

BEDROOM ONE:

11'1 X 10'1

Upvc double glazed window to front aspect, radiator, telephone point, tv socket.

BEDROOM TWO:

10'1 X 8'3

Upvc double glazed window to rear aspect, radiator.

REAR GARDEN:

Block paved with steps up to raised patio with various shrub borders and flower beds, brick built shed, side gate access.

