

dreampad

82 Baker Street



Potters Bar, Hertfordshire - Deceptively Spacious 1930'S Bay Fronted 3000 Sq Ft Family Residence In Sought After Location With Private 110 Ft Garden.

82 Baker Street, Potters Bar, Hertfordshire, EN6 2EP

Asking Price: £1,200,000

We are delighted to offer for sale this superb 6 double bedroom family home that has been extensively refurbished and extended by the current owners with passed planning for a further extension (plans available on request), located within easy walking distance of Potters Bar railway station and town centre. In brief the spacious accommodation on the ground floor includes entrance hall, cloakroom, large sitting room with open fireplace, dining room, study, extremely impressive spacious kitchen/ breakfast room, large utility room and a further study. On the first floor the master bedroom benefits from it's own en suite, bedroom 2 also with en suite, with four remaining double bedrooms and a family bathroom. On the second floor a loft ladder leads to a fully converted loft/ games room (n.b a permanent staircase could easily be fitted if required).

Externally the property is approached via a large brick paved driveway offering off street parking for several vehicles, leading to a large garage with double opening doors, gated side access leads to the rear garden which is very private and secluded, mostly laid to lawn with mature flower and shrub borders, mature trees and patio area. We highly recommend that this property is viewed internally in order for it's quality and size to be appreciated.



















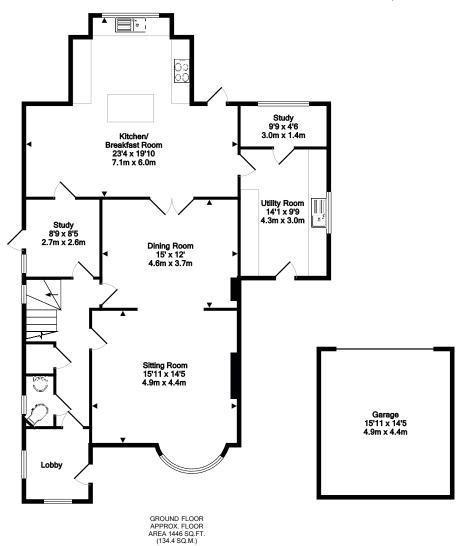


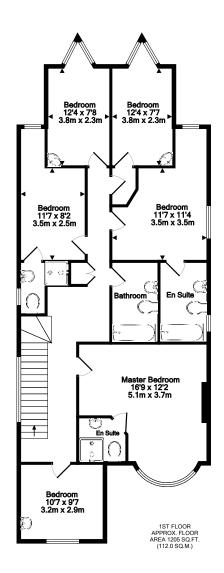


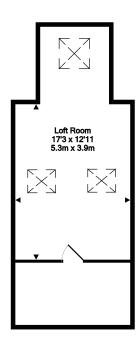












2ND FLOOR APPROX. FLOOR AREA 382 SQ.FT. (35.5 SQ.M.)



Transport: Potters Bar Station (London Kings Cross) - 0.5 miles

M25(J24) - 1.5 miles

Services: Mains Gas Heating, Mains Water & Mains Drainage

Council Tax: Band G

Local Authority: Hartsmere Council

Important Notice:

Dreampad, their clients and any joint agents give notice that:

- 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own be shalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part or any offer or contracts and must not be relied upon as statements of representations of fact.
- 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Dreampad have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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Energy Performance Certificate

82, Baker Street, POTTERS BAR, EN6 2EP

Dwelling type:Detached houseReference number:8143-7525-5630-8162-4902Date of assessment:02 May 2017Type of assessment:RdSAP, existing dwelling

Date of certificate: 03 May 2017 Total floor area: 200 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

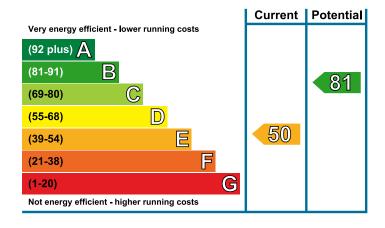
Estimated energy costs of dwelling for 3 years:	£ 7,227
Over 3 years you could save	£ 3,753

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings	
Lighting	£ 516 over 3 years	£ 285 over 3 years		
Heating	£ 6,204 over 3 years	£ 2,946 over 3 years	You could	
Hot Water	£ 507 over 3 years	£ 243 over 3 years	save £ 3,753	
Totals	£ 7,227	£ 3,474	over 3 years	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 2,607	②
2 Floor insulation (suspended floor)	£800 - £1,200	£ 342	②
3 Low energy lighting for all fixed outlets	£105	£ 192	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.