

## Blanche Lane, Potters Bar, EN6

**£775,000**

Guide Price

**Tenure:** Freehold, **Bedrooms:** 4

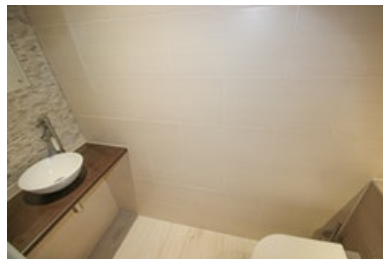
Housesimple is pleased to present to the market this Modern 4 bedroom detached house for sale in Potters Bar. This property consists of a large modern kitchen/diner, separate lounge, gym/office and garage to the ground floor. There are 4 bedrooms, one with En Suite and a family bathroom to the fir

### Key features:

- 4 Bedrooms
- Detached
- Off Street Parking
- Garage
- Large Modern Kitchen/Diner
- Easy Access to The A1 and M25
- Local Schools

## Extra info:

- **Property Age:** 35 years
- **Council Tax:** Band G (£2474.10 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



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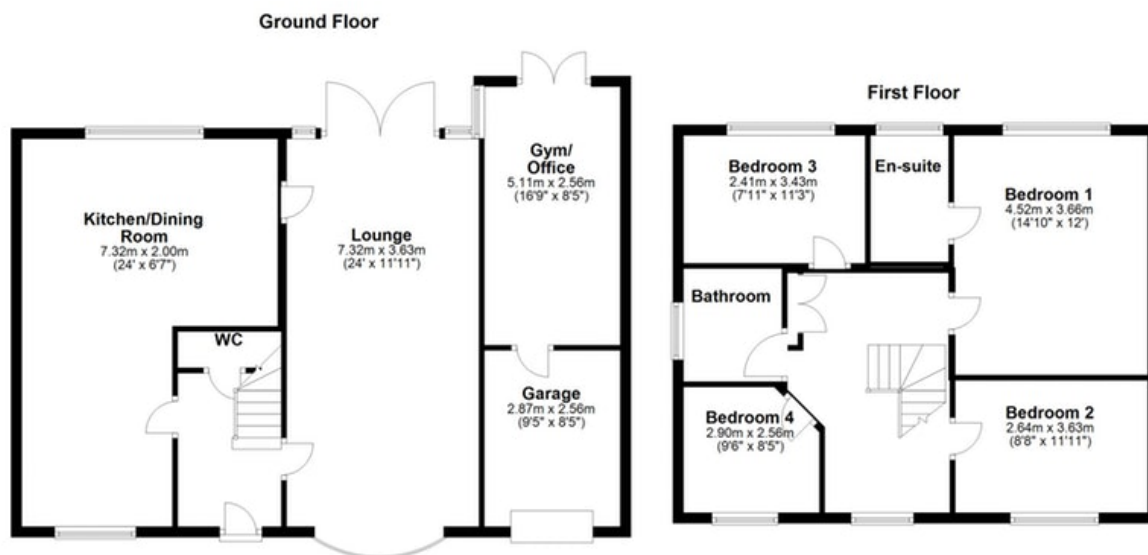
This property has off street parking that can fit many vehicles and a garage for parking.

There is an easy to maintain rear garden with patio area, perfect for outside dining.

There is under floor heating throughout the ground floor.

Contact Housesimple today to arrange a viewing

Floor plan:



## Energy Performance Certificate:

**Energy Performance Certificate**

**67a, Blanche Lane, South Mimms, POTTERS BAR, EN6 3PA**

<b>Dwelling type:</b> Detached house	<b>Reference number:</b> 8524-7926-1420-1805-6902
<b>Date of assessment:</b> 05 June 2014	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 08 June 2014	<b>Total floor area:</b> 127 m <sup>2</sup>

**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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,783</b>
<b>Over 3 years you could save</b>	<b>£ 1,476</b>

Estimated energy costs of this home		
	Current costs	Potential costs
<b>Lighting</b>	£ 219 over 3 years	£ 219 over 3 years
<b>Heating</b>	£ 2,610 over 3 years	£ 1,806 over 3 years
<b>Hot Water</b>	£ 954 over 3 years	£ 282 over 3 years
<b>Totals</b>	<b>£ 3,783</b>	<b>£ 2,307</b>

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**

	Current	Potential
	59	82

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
1 Cavity wall insulation	£500 - £1,500	£ 593
2 Floor Insulation	£800 - £1,200	£ 278
3 Replacement warm air unit	£1,250 - £2,500	£ 189

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](http://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.

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### MISREPRESENTATION ACT, 1967.

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