



19 The Close, Potters Bar, EN6 2HY
£675,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Available CHAIN FREE is this extended 3/4 bedroom semi-detached chalet bungalow located in the heart of Potters Bar with immediate access to shops & station. Whilst requiring some updating it offers enormous potential to create a substantial family home. For appointments call Duncan Potters Bar office.



- SEMI DETACHED CHALET BUNGALOW
- CHAIN FREE
- KITCHEN / LIVING AREA
- LOUNGE / 4TH BEDROOM
- THREE BEDROOMS
- OFF STREET PARKING
- GARAGE
- LARGE REAR 100FT MATURE GARDEN
- EASY WALKING DISTANCE OF SHOPS AND MAINLINE / BUS STATION
- COUNCIL TAX BAND E - HERTSMERE COUNCIL



Double glazed obscure glass aluminium front door opening into:

HALLWAY

Turn flight stairs to first floor. Obscure glass double glazed aluminium window to front. Coving to ceiling. Under stairs storage cupboard. Further storage cupboard with double opening doors which has shelving and hanging rail.

LOUNGE / BEDROOM FOUR

Coving to ceiling. Double glazed bay fronted window to front. Gas fireplace with marble hearth and surround. Double radiator.

KITCHEN / LIVING SPACE

Dining room section - Coving to ceiling. Double radiator. Open aspect. Double glazed patio doors to rear.

Kitchen section - Fitted with a range of wooden wall, drawer and base units with white working surfaces above. Tiled splashbacks. Integrated Neff oven and above a Neff four ring Ceran hob. Above hob is a Neff extractor. One and a half bowl ceramic sink with mixer tap. Space for a dishwasher. Space for a fridge. Coving to ceiling. Double glazed aluminium window to rear.

BATHROOM

Fitted with a suite comprising of bath with mixer tap and hand held shower attachment. Pedestal sink with singular taps. Close coupled WC. Coving and spotlights to ceiling. Step up to a shower cubicle with wall mounted Mira controls. Glazed shower door. Single radiator. Louvre door with access to the hot water cylinder.

GROUND FLOOR BEDROOM

Coving to ceiling. Double radiator. White double glazed window to front.



GROUND FLOOR BEDROOM

Double glazed obscure glass window to side. Single radiator. Coving to ceiling. Small cupboard which conceals the consumer unit and electricity meter.

FIRST FLOOR BEDROOM

Velux windows to rear. Fitted wardrobes with louvre doors and bridging unit also with louvre doors. Sink with tiled splashbacks. Eaves storage to rear and front. Gas fire.

GARAGE

Access from the kitchen. Garage has an automated up and over door to front. Houses the gas meter and wall mounted Worcester boiler. Power and lighting. Window to rear. Door which leads onto rear garden.

REAR GARDEN

100' approximately (30.48m approximately)

Accessed from sliding patio doors from dining room or from the garage. Leads out from a large terraced paved patio area. Hedging and mixed borders. Aluminium greenhouse and timber shed. Outside lights. Leads onto main section of garden which has mature borders and hedging. It is divided into two sections with hedging at the mid point, where the garden also widens. Mature hedging to either side. To rear there is a raised mixed border.

FRONT OF PROPERTY

Dwarf wall to front retains a gravel border where there is mixed planting. Block paved driveway which provides parking for several vehicles. Leads to up and over automated garage door. Entrance to the property is at the side and has an open timber canopy above and security light.







The Close, Hertfordshire EN6

Total Area: 118.8 m² ... 1279 ft²

All measurements are approximate and for display purposes only

Duncan Perry



working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller as we will not have had sight of the title documents. Before viewing a property, do please check with us as to its availability and also request clarification or information on any points of particular interest to you to save you a wasted journey.

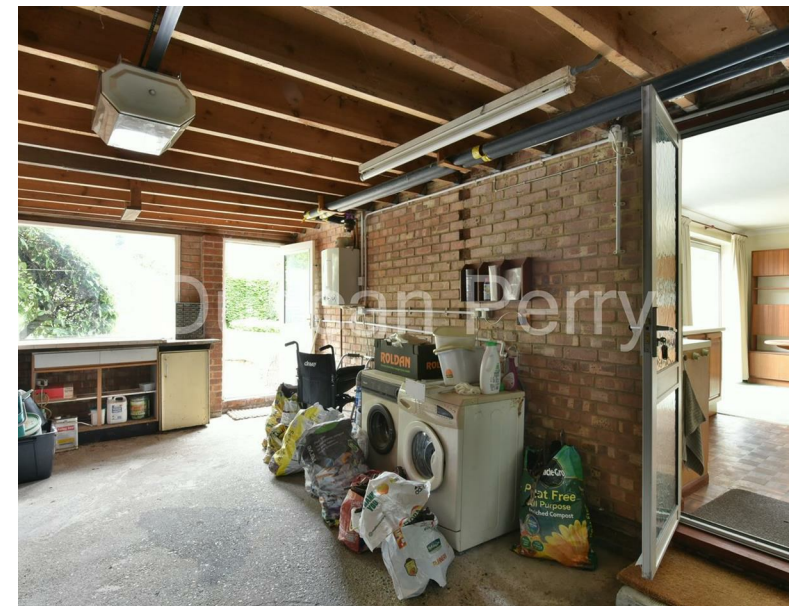
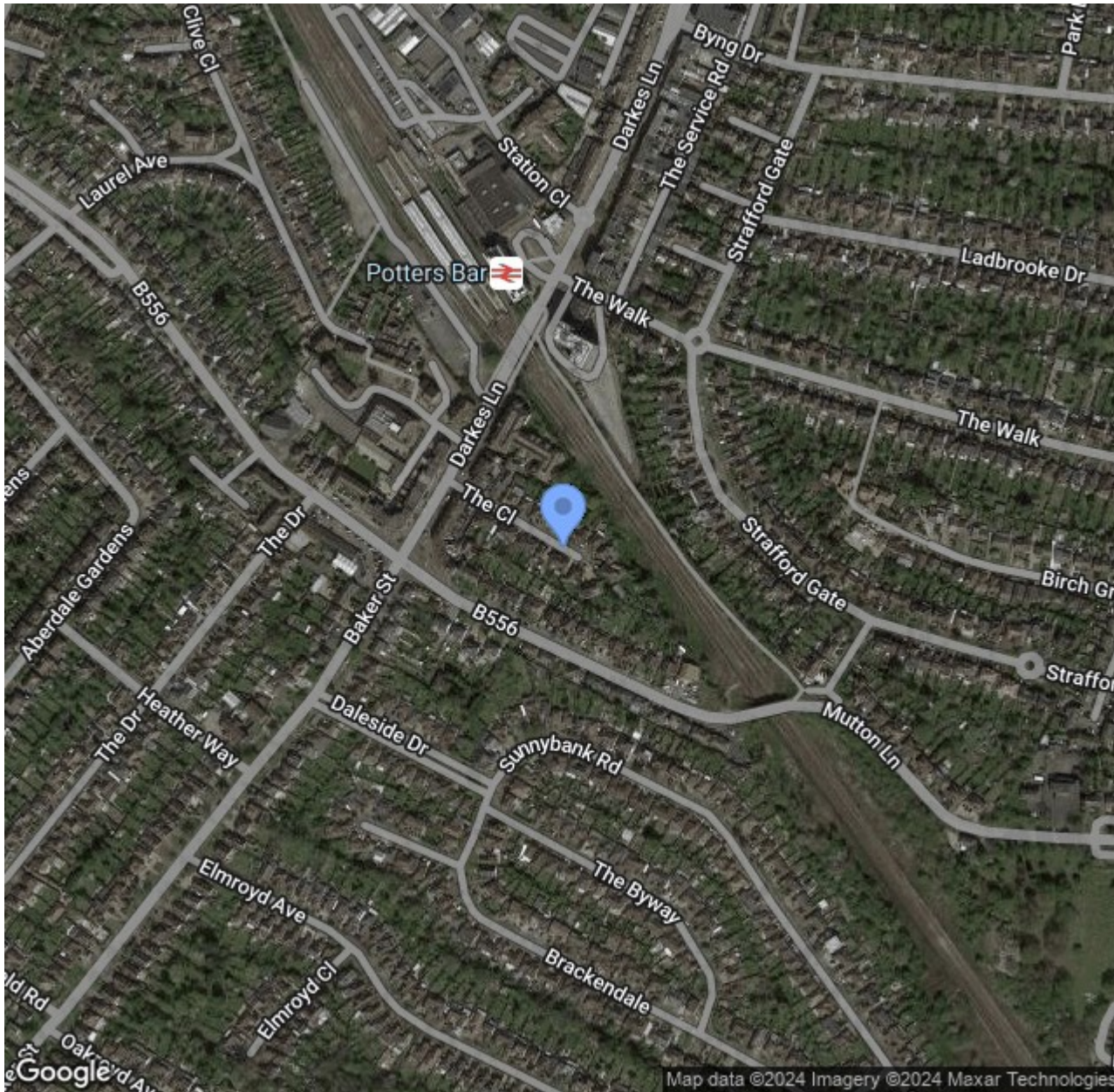
Freehold. Council Tax band E - Hertsmere Council

Property Misdescriptions Act

As Agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions
84-92 (A)	93-100 (A+)	35-45 (A)	35-45 (A)
75-83 (B)	84-92 (A)	46-55 (B)	46-55 (B)
69-74 (C)	75-83 (B)	56-65 (C)	56-65 (C)
64-68 (D)	69-74 (C)	66-75 (D)	66-75 (D)
55-63 (E)	64-68 (D)	76-85 (E)	76-85 (E)
49-54 (F)	55-63 (E)	86-95 (F)	86-95 (F)
45-48 (G)	49-54 (F)	96-100 (G)	96-100 (G)
1-44 (H)	45-48 (G)	Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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