



107 The Walk, Potters Bar, Herts, EN6 1QJ
£760,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Situated in one of Potters Bar's most popular locations only minutes away from station, shops and popular schools is this larger than average 3 double bedroom home. Features include two reception rooms, 3 double bedrooms, large garden and off street parking. Lots of potential to extend at the rear, side and loft (STPP). Register your interest now.



- SEMI DETACHED
- THREE DOUBLE BEDROOMS
- OFF STREET PARKING
- GARAGE
- WALKING DISTANCE TO SHOPS AND MIANLINE STATION
- EN SUITE
- FREEHOLD. COUNCIL TAX BAND F
- 125 FOOT GARDEN
- CENTRAL HEATING
- SOUGHT AFTER LOCATION



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Wooden front door with leaded light glazed panel. Opening into:

HALLWAY

Picture rail. Wood laminate flooring. Double radiator. Cupboard housing consumer unit. Under stairs storage cupboard. Door to:

CLOAKROOM

Fitted with a white close coupled top flush WC. Wall mounted wash hand basin with corner mixer taps. Single radiator. Tiled floor. White UPVC double glazed window to side.

LOUNGE

14'2" x 15'8" (4.32 x 4.78)

Coving to ceiling. Picture rail. Continuation of wood laminate flooring from hallway. White UPVC double glazed bay fronted window to front. Double radiator. Gas fireplace with granite hearth and surround and white wooden mantel.

DINING ROOM

11'0" x 17'10" (3.35 x 5.44)

Coving to ceiling. Picture rail. Continuation of wood laminate flooring from hallway. Double radiator. Feature electric fireplace with granite hearth and surround and wooden mantel. To the rear white UPVC double glazed bay window and casement door opening onto the garden.



KITCHEN

9'6" x 11'8" (2.9 x 3.56)

Range of wall, drawer and base units in light wood with grey working surfaces. Tiled splashback. Stainless steel electric oven with a four range gas Tricity Bendix hob above. Stainless steel splashback behind hob. Stainless steel extractor. Integrated Bosch dishwasher. Space for washing machine. Space for fridge freezer. Space for a further freezer. Tiled floors. Double radiator. White UPVC double glazed window to rear. Wall mounted Valliant boiler. Wooden door to side of the property. Spotlights to ceiling.

FIRST FLOOR LANDING

Stained glass window to side. Picture rail. Access to loft. Doorway through to:

BEDROOM ONE

12'8" x 15'8" (3.86 x 4.78)

Built in storage cupboards. White UPVC double glazed bay fronted window to front. Single radiator. Door through to:

ENSUITE

Bi-folding glazed shower cubicle with a Mira power shower. Sink set within vanity unit with a corner mounted mixer tap. Vanity unit has storage cupboards below. Chrome heated towel rail. Tiled walls. Tiled floor. Spotlights and extractor to ceiling.

BEDROOM TWO

11'0" x 14'11" (3.35 x 4.55)

Picture rail. Fireplace with tiled hearth and surround (fireplace is not in use). Single radiator. White UPVC double glazed window to rear. Fitted storage cupboards.

BEDROOM THREE

9'6" x 11'8" (2.9 x 3.56)

Picture rail. White UPVC double glazed window to rear. Fitted floor to ceiling wardrobes with shelving and hanging rails. Wardrobes are in light wood.

FAMILY BATHROOM

Fitted with a white suite comprising of a corner bath with mixer taps and hand held shower attachment. Close coupled WC with top flush. Pedestal sink with mixer tap. Two obscure glass UPVC windows to side. Chrome heated towel rail. Tiled walls. Tiled floor. Spotlights to ceiling.







The Walk, Hertfordshire EN6

Total Area: 122.2 m² ... 1316 ft²

All measurements are approximate and for display purposes only

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GARAGE

7'9" x 15'6" (2.36 x 4.72)
Up and over door. Windows to side. Power and lighting.

FRONT OF THE PROPERTY

Block paved driveway with parking for several vehicles. Wall to front. Gated access to side.

Tenure - freehold. Council tax band F.

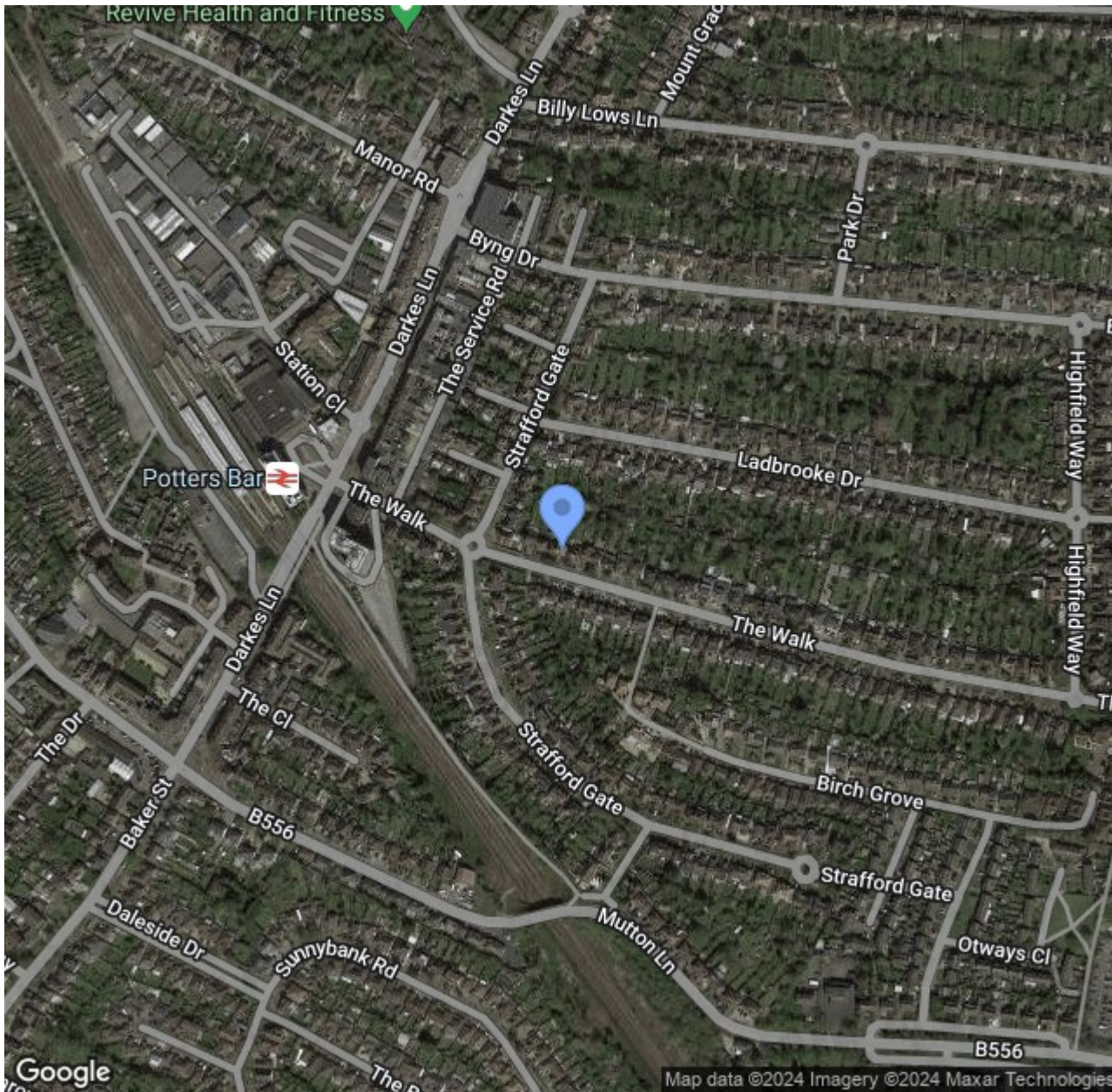
Property Misdescriptions Act
As Agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor if there are any 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

REAR OF PROPERTY

Accessed via dining room. Leads out onto a patio area. Outside tap. Security light. Main section of the garden is lawn with mixed borders to side and rear. Garden is approximately 125 feet in length. Gated access leading around to the side of the property Access to the garage.



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
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G
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
86	68		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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