



107 Baker Street, Potters Bar, Herts, EN6 2ET
£850,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

We are pleased to offer for sale this extended 4 bedroom family home which offers spacious & versatile living accommodation. Located within close proximity of sought after schools and walking distance to shops and station. Features 4 double bedrooms, bathroom & shower room, through lounge, dining room, west

facing garden, generous parking and garage. Viewing by appointment.



- FOUR DOUBLE BEDROOM EXTENDED SEMI-DETACHED HOUSE
- SPACIOUS AND VERSATILE LIVING ACCOMODATION
- LOCATED IN CLOSE PROXIMITY OF SOUGHT AFTER SCHOOLS
- WALKING DISTANCE TO SHOPS AND STATION
- LARGE THROUGH LOUNGE
- BATHROOM AND SHOWER ROOM
- WEST FACING GARDEN
- GENEROUS PARKING AND GARAGE
- PLANNING APPROVED FOR REAR EXTENSION - HERTSMERE PLANNING REF: 22/0637/HSE
- COUNCIL TAX BAND F - HERTSMERE BOROUGH COUNCIL



White UPVC front door with obscure glass leaded light glazed panels. Opening into

ENTRANCE PORCH

White UPVC double glazed Georgian style windows to front and side. Spotlights to ceiling. Wooden flooring. Wooden glazed double opening doors into

HALLWAY

Continuation of wooden flooring. Double radiator. Turn flight stairs to first floor. Feature window facing into the lounge. Doorway through to

LOUNGE

Continuation of wooden flooring. Coving to ceiling. White UPVC double glazed bay fronted window to front with curved radiator to fit bay. Georgian style top openers. Feature gas fireplace with marble hearth surround and wooden mantle. Open aspect leading through to

REAR SECTION OF LOUNGE

Continuation of wooden flooring. Double radiator. Coving to ceiling. White UPVC glazed sliding patio doors to rear.

DINING ROOM

Coving to ceiling. White UPVC double glazed window to front with Georgian style top openers. Continuation of wooden flooring. Covered radiator. Doorway through to

KITCHEN / BREAKFAST ROOM

Accessed from the hallway or dining room. Kitchen features a range of wooden wall, drawer and base units with black working surfaces above and tiled splashbacks. Stainless steel 4-ring gas hob with stainless steel Bosch extractor above. Stainless steel Bosch double oven. Integrated dishwasher. Integrated fridge and freezer. One and a half bowl Franke stainless steel sink with mixer tap. White UPVC double glazed window to rear and white UPVC double glazed casement door with matching side lights to rear. Double radiator. Tiled floor. Spotlights to ceiling. Concealed within kitchen unit is Valliant Eco Fit Pure boiler.

FIRST FLOOR LANDING

Access to loft Cupboard housing hot water cylinder.

BEDROOM ONE

White UPVC double glazed bay-fronted to front. Curved radiator to fit bay. Coving to ceiling. Fitted wardrobes.



BEDROOM TWO

White UPVC double glazed window to rear. Single radiator. Fitted wardrobes.

BEDROOM THREE

Two white UPVC double glazed windows to front. Single radiator.

BEDROOM FOUR

White UPVC double glazed window to rear. Single radiator.

FAMILY BATHROOM

Features a white suite comprising of enamel bath with mixer tap and shower attachment. Sink set within vanity unit with corner mounted mixer tap with storage cupboards below. W.C with concealed cistern and integrated flush. Chrome heated towel rail. Tiled walls. Tiled floor. Shaver socket and spotlights to ceiling. Louvre cupboard housing hot water cylinder.

SHOWER ROOM

Features corner mounted shower with wall mounted Aqualisa controls. Handheld shower attachment. Ceiling mounted showerhead. Glazed sliding doors. Sink set within a vanity unit with a Grohe mixer tap. Storage cupboards below. Concealed cistern W.C. with integrated flush. Chrome heated towel rail. Wall mounted extractor. Spotlights to ceiling. White UPVC double glazed obscure glass window to side.

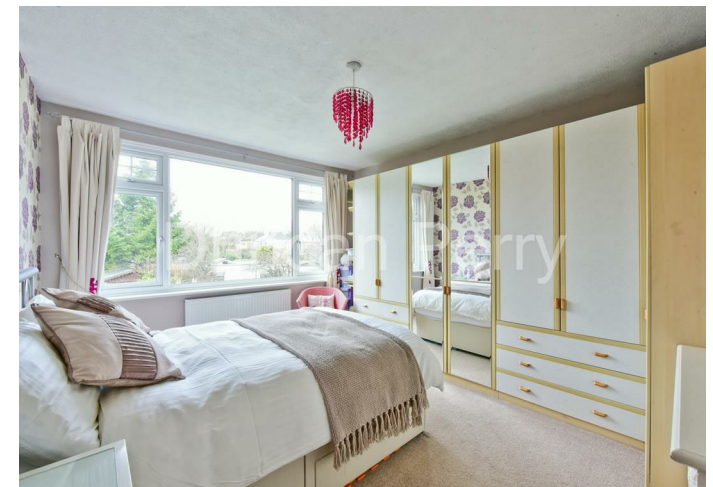
REAR GARDEN

Accessed from either the lounge or kitchen. Lead out onto paved patio area. Outside tap and lighting. Gated access leading to side of property. Garden features a central lawned section with mixed borders to either side. To rear of property is a timber shed / summer house. and a concrete sectional garage with up and over door. Garage has vehicular access from Santers Lane and at rear of property is a gate which leads on to garage.

FRONT OF PROPERTY

Block paved driveway with parking for several vehicles. Dwarf wall to front retained, mixed border, step up to front door.

Tenure - Freehold. Council tax band F - Hertsmere Borough Council.







Baker Street, Hertfordshire EN6

Total Area: 161.5 m² ... 1739 ft²

All measurements are approximate and for display purposes only

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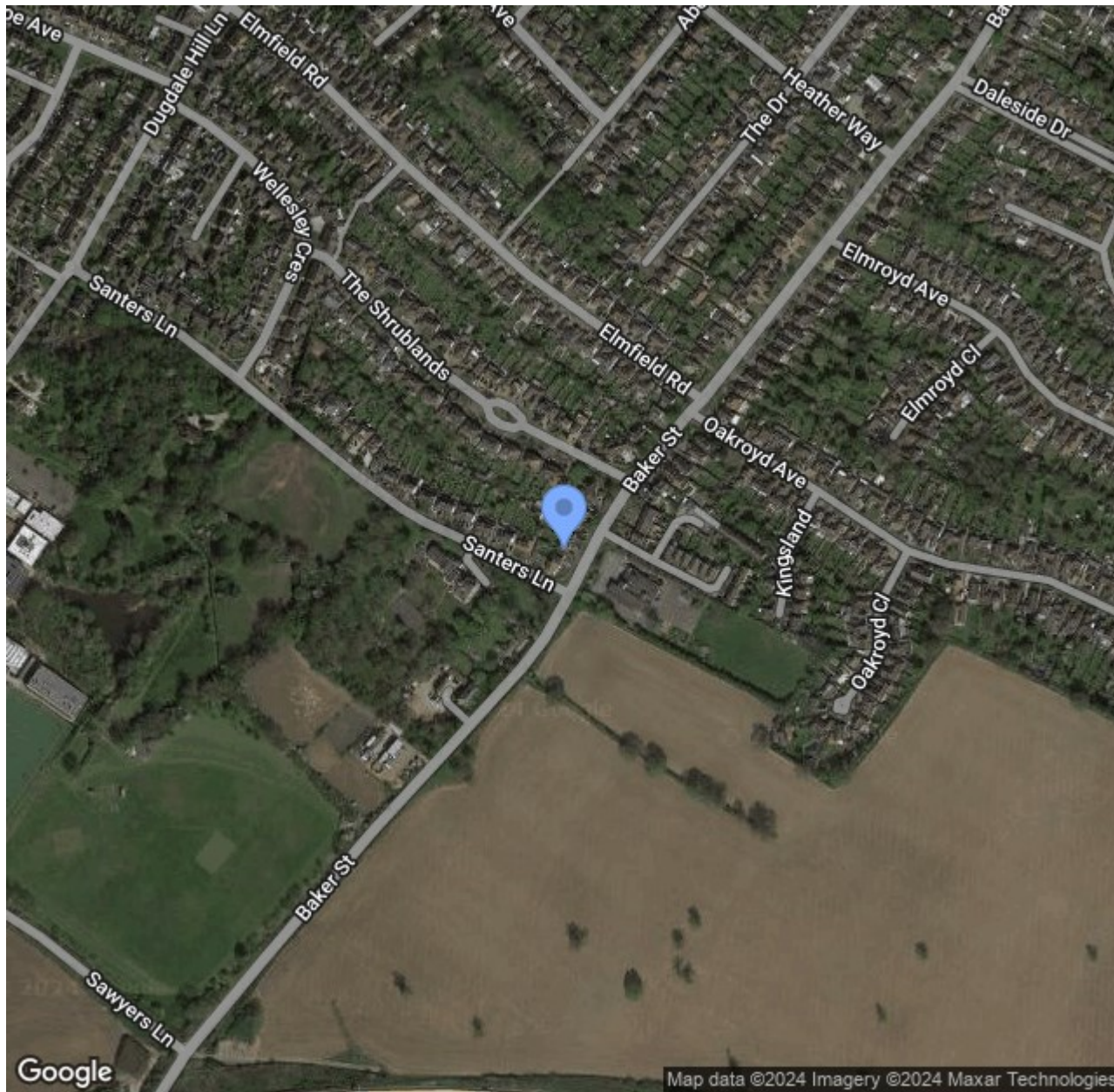
constitute a contract or part of a contract.

Property Information

We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
84-92 (A)	84	20-29 (A)	
74-83 (B)		30-39 (B)	
64-73 (C)	71	40-49 (C)	
54-63 (D)		50-59 (D)	
44-53 (E)		60-69 (E)	
34-43 (F)		70-79 (F)	
24-33 (G)		80-89 (G)	
14-23 (H)		90-99 (H)	
Not energy efficient - higher running costs		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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