



10 Oakmere Avenue, Potters Bar, Herts, EN6 5ED
Asking Price £700,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Larger than average FOUR
BEDROOM SEMI
DETACHED HOUSE
featuring excellent size
bedrooms, lounge, dining
room, kitchen/family room
and 89' x 25' rear garden.
Offered CHAIN FREE.



- FOUR BEDROOM SEMI DETACHED HOUSE
- CHAIN FREE
- KITCHEN/FAMILY ROOM
- DINING ROOM
- SEPARATE LOUNGE
- MAIN BATHROOM AND SEPARATE SHOWER ROOM
- GARAGE
- OFF STREET PARKING
- GARDEN MEASURES 89' X 25'
- TENURE - FREEHOLD. COUNCIL TAX BAND E - HERTSMERE COUNCIL



Double width glazed front door opening into:

ENTRANCE PORCH

Laminate wood effect flooring. Frosted double glazed front door opens into:

ENTRANCE HALL

15' x 6'2" narrowing to 4'2" (4.57m x 1.88m narrowing to 1.27m)
Laminate wood effect flooring. Single radiator. Under stairs cupboard with automatic light, housing gas and electric meters and consumer unit.

LOUNGE

16'7" x 13'3" (5.05m x 4.04m)
Measurement taken into bay. Bay window is double glazed and to the front. Feature fireplace with stone hearth and decorative tile surround. Fitted gas coal effect fire. Single radiator. TV aerial point.

DINING ROOM

14'6" x 12'3" (4.42m x 3.73m)
Fireplace. Double radiator. TV aerial point. Wall light point. Double width double glazed patio doors to:

KITCHEN/DINING ROOM

19'7" x 17'10" (5.97m x 5.44m)
Narrowing to 9'9".

Kitchen area

Range of oak fronted wall and base units featuring cupboards and drawers. Composite working surfaces above with inset one and a half bowl sink unit. Space for washing machine. Space for tumble drier. Space for dishwasher. Space and extractor hood for gas range style cooker. Space for American style fridge freezer. Splashback tiling. Tiled floor. Double glazed window to rear. Vaulted ceiling with double glazed skylight to rear. Concealed Valliant gas central heating boiler.

Dining family area

Double glazed windows and casement doors to rear. Two wall mounted featured radiators. Continuing tiled flooring. Vaulted ceiling with two double glazed skylights to rear. Built in shelved cupboard.

DOWNSTAIRS CLOAKROOM

White suite comprising top flush WC. Corner wash hand basin with splashback tiling and double width cupboards below. Tiled floor. Frosted double glazed window to side. Extractor.

FIRST FLOOR LANDING

Approached via turn flight staircase from hallway. Frosted double glazed window to side.



BEDROOM TWO

17' x 12'2 (5.18m x 3.71m)

Length measurement taken into bay. Width measurement taken to the back of the fitted wardrobes. Wardrobes are three double width with hanging, shelving and cupboards above. Single radiator. Double glazed window to front.

BEDROOM THREE

14' x 12'2 (4.27m x 3.71m)

Width measurement taken to the back of the fitted wardrobe. Three double width wardrobes with hanging rails and shelving. Further built in cupboard housing pressurised hot water tank. Single radiator. Double glazed window to rear.

BEDROOM FOUR

10'8 x 7'5 (3.25m x 2.26m)

Single radiator. Double glazed window to front.

BATHROOM

7'5 x 5'8 (2.26m x 1.73m)

White suite comprising bath with shower mixer. Separate Triton shower over bath. Vanity top washbasin with cupboards and drawers below. Single radiator. Wood effect floor covering. Splashback tiling. Frosted double glazed window to rear.

SEPARATE WC

Modern white top flush suite. Single radiator. Wood effect flooring. Frosted double glazed window to side.

SECOND FLOOR LANDING

Approach from first floor landing via turn flight staircase. Frosted double glazed window to side.

BEDROOM ONE

19'10 x 11'5 (6.05m x 3.48m)

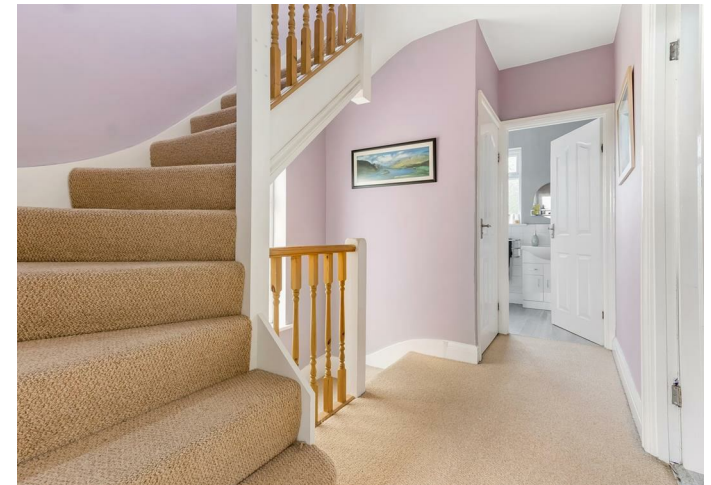
Widening to 14'7

Dual aspect with double glazed Velux sky lights to front with blackout blinds. Double glazed window to rear with roof top views across Potters Bar. Double radiator. Fitted wardrobes, one double width and one single width. Built shelved cupboard with light.

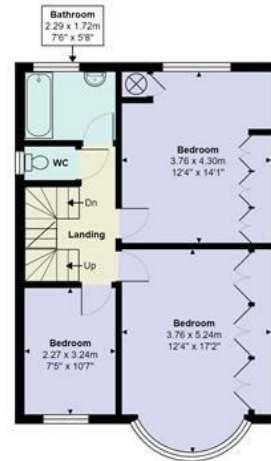
SHOWER ROOM

6' x 6' (1.83m x 1.83m)

White suite comprised corner shower base with overhead and hand shower. Pedestal wash basin. Top flush WC. Tiled floor. Shower cubicle. Frosted double glazed window to front. Chrome heated towel rail. Extractor fan.







Ground Floor
Area: 86.8 m² ... 934 ft²

First Floor
Area: 55.3 m² ... 595 ft²

Second Floor
Area: 40.1 m² ... 432 ft²



Oakmere Avenue, Potters Bar, EN6 5ED

Total Area: 182.3 m² ... 1962 ft² (excluding garden)
All measurements are approximate and for display purposes only.



CONCRETE SECTIONAL GARAGE

19' x 8' (5.79m x 2.44m)

Windows to rear and side. Barn style doors to front. Access to front via concrete shared driveway with external lights.

EXTERIOR FRONT

Combination of block paving, aggregate and flower beds. Providing parking. External lighting points.

Freehold. Council tax band E - Hertsmere council.

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 constitute a contract or part of a contract.

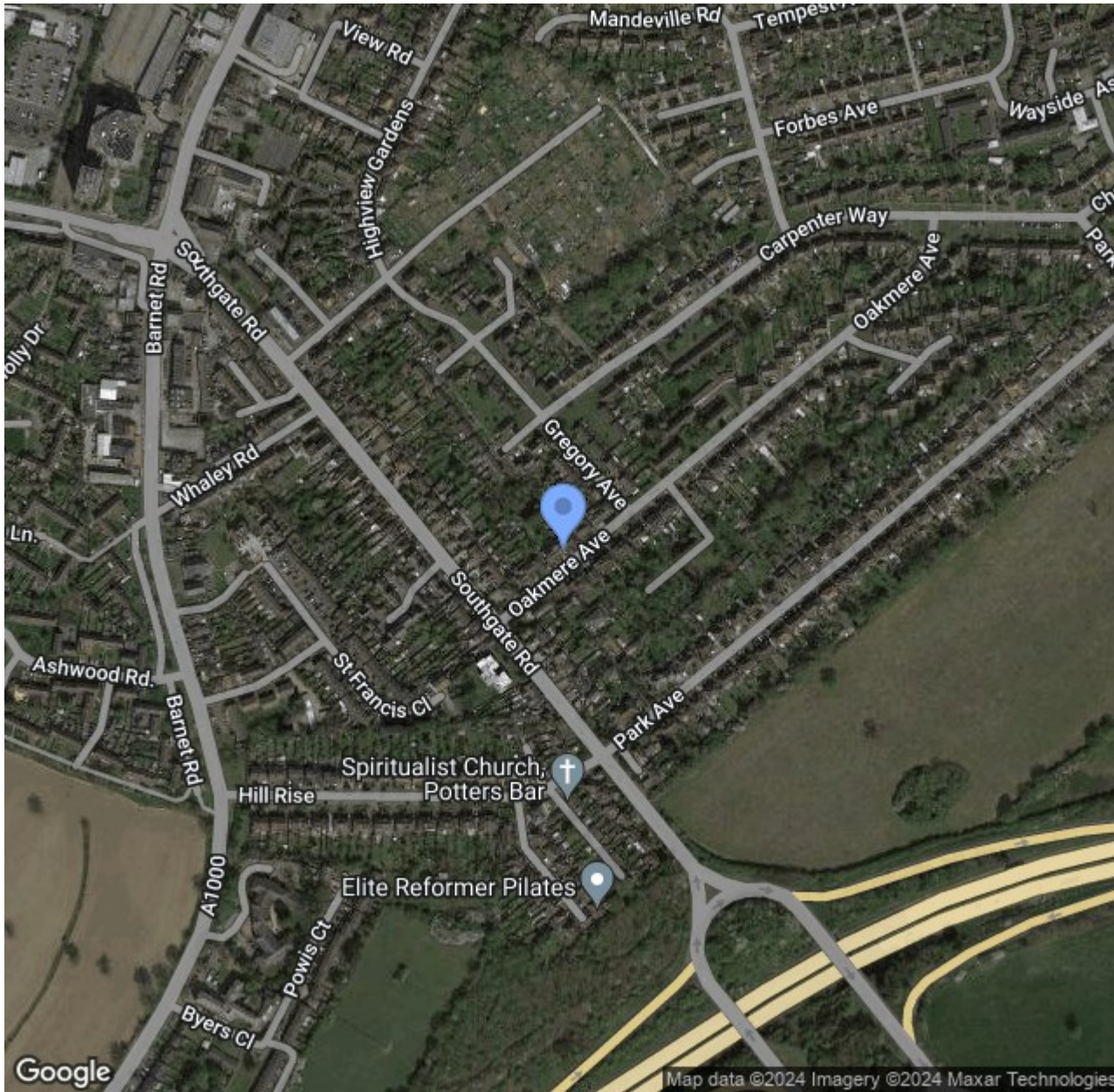
EXTERIOR REAR

89' x 25' (27.13m x 7.62m)

Starting from the rear of the property is raised decking leading down to lawn area and small gravel patch. External lighting point. External water point. Flower border. Second lawn area with flowered border. Two timber sheds and further decking area. Fencing and mature pine trees to rear of garden.



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
80-90 A	92-100 A	20-40 A	20-40 A
65-80 B	82-91 B	41-50 B	41-50 B
50-65 C	72-81 C	51-60 C	51-60 C
35-49 D	62-71 D	61-70 D	61-70 D
20-34 E	52-61 E	71-80 E	71-80 E
10-19 F	42-51 F	81-90 F	81-90 F
1-9 G	32-41 G	91-100 G	91-100 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
1-20	1-20	101-120	101-120
England & Wales	England & Wales	England & Wales	England & Wales
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC



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