



**21 Aberdale Gardens, Potters Bar, Herts, EN6 2JS**  
**£749,950**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL



We are pleased to offer for sale this EXCEPTIONAL 3 bedroom property which has been extended and fully refurbished by the current owners. Located close to station, shops and popular schools the property features a wonderful open plan family living space together with an impressive principal bedroom with ensuite. Complimented by

landscaped garden and off street parking. VIEWING ESSENTIAL!



- EXCEPTIONAL THREE BEDROOM PROPERTY
- EXTENDED AND FULLY REFURBISHED BY CURRENT OWNERS
- LOCATED CLOSE TO SHOPS, STATION AND POPULAR SCHOOLS
- WONDERFUL OPEN PLAN FAMILY LIVING SPACE
- TWO GROUND FLOOR BEDROOMS
- IMPRESSIVE PRINCIPLE BEDROOM WITH ENSUITE
- LANDSCAPED GARDEN
- OFF STREET PARKING
- TENURE - FREEHOLD. COUNCIL TAX BAND D - HERTSMERE COUNCIL
- VIEWING ESSENTIAL



Composite front door with leaded light glazed panels in obscure glass. Leading to

### **HALLWAY**

Access to all rooms. Herringbone style engineered wooden flooring. Spotlights to ceiling.

### **BEDROOM**

White UPVC double glazed window to front with double panelled radiator. Spotlights to ceiling.

### **BEDROOM**

Spotlights to ceiling. Single panelled radiator, White UPVC double glazed window to front.

### **FAMILY BATHROOM**

Fitted with white suite comprising of bath with side mounted mixer taps and handheld shower attachment. Large sink set above vanity unit with storage cupboards below. Mixer tap. Pop up waste. Concealed cistern W.C. with integrated flush. Tiled floors. with tiled upstands. Part-tiled walls. Heated towel rail in anthracite. Ceiling mounted extractor. White UPVC obscure glass double glazed window to side.

### **OPEN PLAN KITCHEN / LOUNGE / DINER**

Continuation of engineered wood herringbone flooring. Double radiator. White UPVC obscure glass double glazed window to side. Turn flight of stairs to first floor. Storage cupboard housing Valliant combination boiler. Further double radiator.

#### **Kitchen section**

Features range of white hi-gloss wall, drawer and base units with grey working surfaces above, Metro style tiled splashbacks. Integrated oven. Above that an AEG 4-ring induction hob. AEG stainless steel extractor. Integrated Bosch dishwasher. Integrated microwave. Space for American style fridge / freezer. Integrated washing machine. Ceramic sink with matching drainer with mixer / shower tap. Central island unit to match kitchen units with white working surfaces above. Seating space for three.

#### **Lounge section**

Continuation of flooring. Double panelled radiator. Spotlights to ceiling. Recessed TV point with media section below. Feature glazed electric fireplace below. Bi-folding doors leading onto garden.





## FIRST FLOOR LANDING

Velux style window to front.

## PRINCIPLE BEDROOM

Spotlights to ceiling. Fitted wardrobes in white. Daikin air conditioning unit. White UPVC double glazed window to rear. Panelled radiator. Walk-in wardrobe with spotlights and double hanging rails. Doorway through to

## EN-SUITE SHOWER ROOM

Large walk-in shower with fixed glazed screen. Wall mounted controls with fixed overhead larger shower attachment and separate handheld attachment. Sink with mixer tap & pop up waste set within vanity unit with storage cupboards below. Concealed cistern W.C. with integrated flush with fixed mirror above. Ceiling mounted extractor. Chrome heated towel rail. Tiled floor with tiled upstands. Partially tiled walls. Eaves storage. White UPVC double glazed obscure glass window to rear.

## REAR GARDEN

70' approx (21.34m approx)

Steps down to patio area. Outside tap. Outside power point and lighting. Main section of garden is predominately laid to lawn with mixed borders to side. To rear is a further patio area. Gate leading to front of property.

## FRONT OF PROPERTY

Block paved driveway providing parking for multiple vehicles. To side of property is gated access leading to rear garden.

Tenure - Freehold. Council tax band D - 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.









**Ground Floor**  
Area: 73.7 m<sup>2</sup> ... 793 ft<sup>2</sup>



**First Floor**  
Area: 30.8 m<sup>2</sup> ... 332 ft<sup>2</sup>

## Aberdale Gardens, Hertfordshire EN6

Total Area: 104.5 m<sup>2</sup> ... 1125 ft<sup>2</sup>

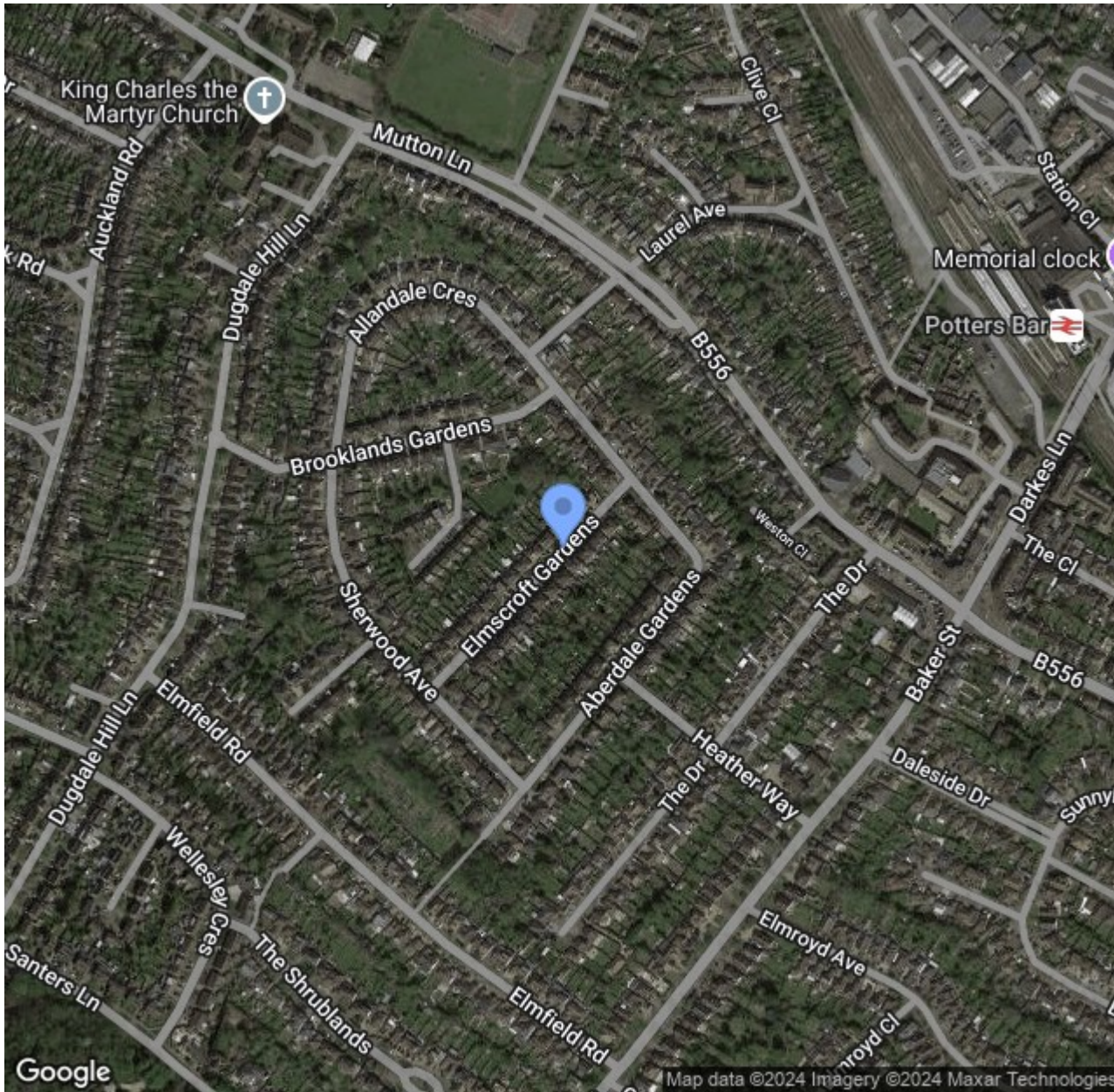
All measurements are approximate and for display purposes only

# Duncan Perry



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>95-100 <b>A</b></p> <p>81-94 <b>B</b></p> <p>69-80 <b>C</b></p> <p>55-68 <b>D</b></p> <p>49-54 <b>E</b></p> <p>45-48 <b>F</b></p> <p>1-44 <b>G</b></p> <p>Not energy efficient - higher running costs</p>	<p>83</p>	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>200-250 <b>A</b></p> <p>150-199 <b>B</b></p> <p>100-149 <b>C</b></p> <p>50-99 <b>D</b></p> <p>0-49 <b>E</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> <p>1-49 <b>F</b></p> <p>50-99 <b>G</b></p>	<p>70</p>
<p><b>England &amp; Wales</b> EU Directive 2002/91/EC</p>		<p><b>England &amp; Wales</b> EU Directive 2002/91/EC</p>	





The Estate Office, 48A The Broadway, Potters Bar, Herts., EN6 2HW  
t. 01707655466 | e. sales@duncanperry.co.uk |

