



55 Deepdene, Potters Bar, Herts, EN6 3DG
Offers Over £558,551

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

A well presented three bed semi detached house in a popular location close to Wroxham school. Features include two reception rooms, kitchen, bathroom and large 90' rear garden. Off street parking and garage. Short walk to local shops and Furzefield Centre. Potential to extend STPP. Viewing by appointment only.



- THREE BEDROOM SEMI DETACHED HOUSE
- POPULAR LOCATION FOR LOCAL PRIMARY SCHOOLS
- TWO RECEPTION ROOMS
- OFF STREET PARKING
- GARAGE
- POTENTIAL TO EXTEND (STPP)
- LARGE 90' REAR GARDEN
- SHORT WALK TO LOCAL SHOPS AND FURZFIELD CENTRE
- TENURE - FREEHOLD. COUNCIL TAX BAND E - HERTMERE BOROUGH COUNCIL
- VIEWINGS BY APPOINTMENT ONLY



Composite front door with obscure glass panels.
Leading into

ENTRANCE HALL

Coving to ceiling. Single radiator. Laminate flooring. Straight flight of stairs to first floor. Under stair storage cupboard housing gas and electric meters. White UPVC double glazed window to side. Door through to

LOUNGE / DINER

Lounge section

Spotlights to ceiling. Coving to ceiling. Laminate wood effect flooring. Double radiator. White UPVC double glazed window to front.

Dining room section

Spotlights to ceiling, Coving to ceiling. Continuation of laminate wood effect flooring. Double radiator. White UPVC double glazed bi-folding doors to rear.

KITCHEN

Comprising of beige hi-gloss wall, drawer and base units with complimentary working surfaces. Tiled splashbacks. Stainless steel sink with mixer tap. Spotlights to ceiling. Continuation of laminate flooring. Integrated dishwasher. Integrated washer / dryer. Space for fridge / freezer. Integrated AEG oven and gas hob with extractor above. White UPVC double glazed door to rear. White UPVC double glazed window to rear.

FIRST FLOOR LANDING

White UPVC obscure glass double glazed window to side. Access to loft with pull down ladder and part-boarded.



BEDROOM ONE

Laminate wood effect flooring, Double radiator. Fitted wardrobe with shelving and hanging rail. White UPVC double glazed window to front.

BEDROOM TWO

Wood effect laminate flooring. Picture rail. Single radiator. White UPVC double glazed window to rear.

BEDROOM THREE

Single radiator. White UPVC double glazed window to front.

BATHROOM

White suite comprising jacuzzi bath with mixer taps. Separate shower attachment and overhead shower. Spotlights to ceiling. Tiled walls. Laminate flooring. Chrome heated towel rail. Sink set within vanity unit with cupboards below. Mixer tap. Shaving point. Close coupled top flush W.C. Inter-vent ceiling mounted extractor. Storage cupboard with wooden rack shelving and houses Baxi combination boiler. White UPVC double glazed obscure glass window to rear.

GARAGE

Barn style garage doors. Power and lighting. Window to rear.

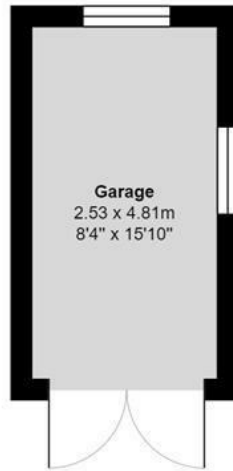
REAR GARDEN

90' approx (27.43m approx)

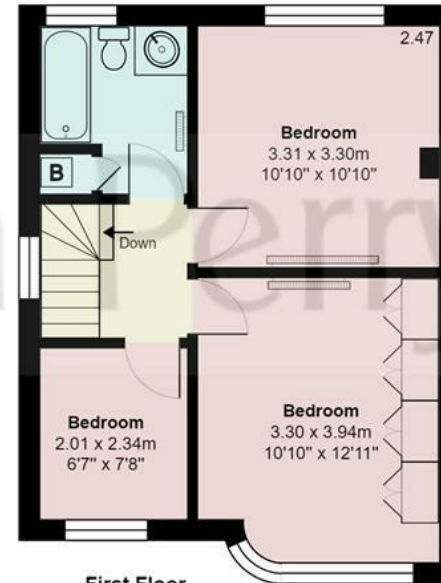
Accessed via kitchen or lounge / diner. Leading straight onto patio area. Wooded side gate leading to side of property and garage. Outside tap. Dwarf wall and steps up to main part of garden which is predominately laid to lawn with steppingstones to rear. Decked area to rear with timber shed and small patio area and planters.







Ground Floor
Area: 38.2 m² ... 411 ft²



First Floor
Area: 38.4 m² ... 413 ft²

Deepeene, Hertfordshire EN6

Total Area: 88.8 m² ... 956 ft² Inc. Garage

All measurements are approximate and for display purposes only

Duncan Perry



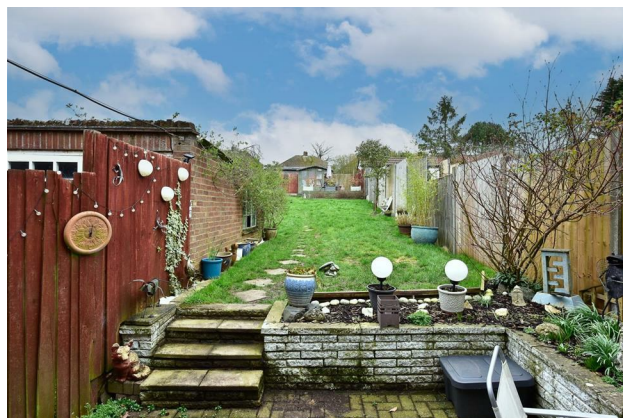
We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have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

FRONT OF PROPERTY

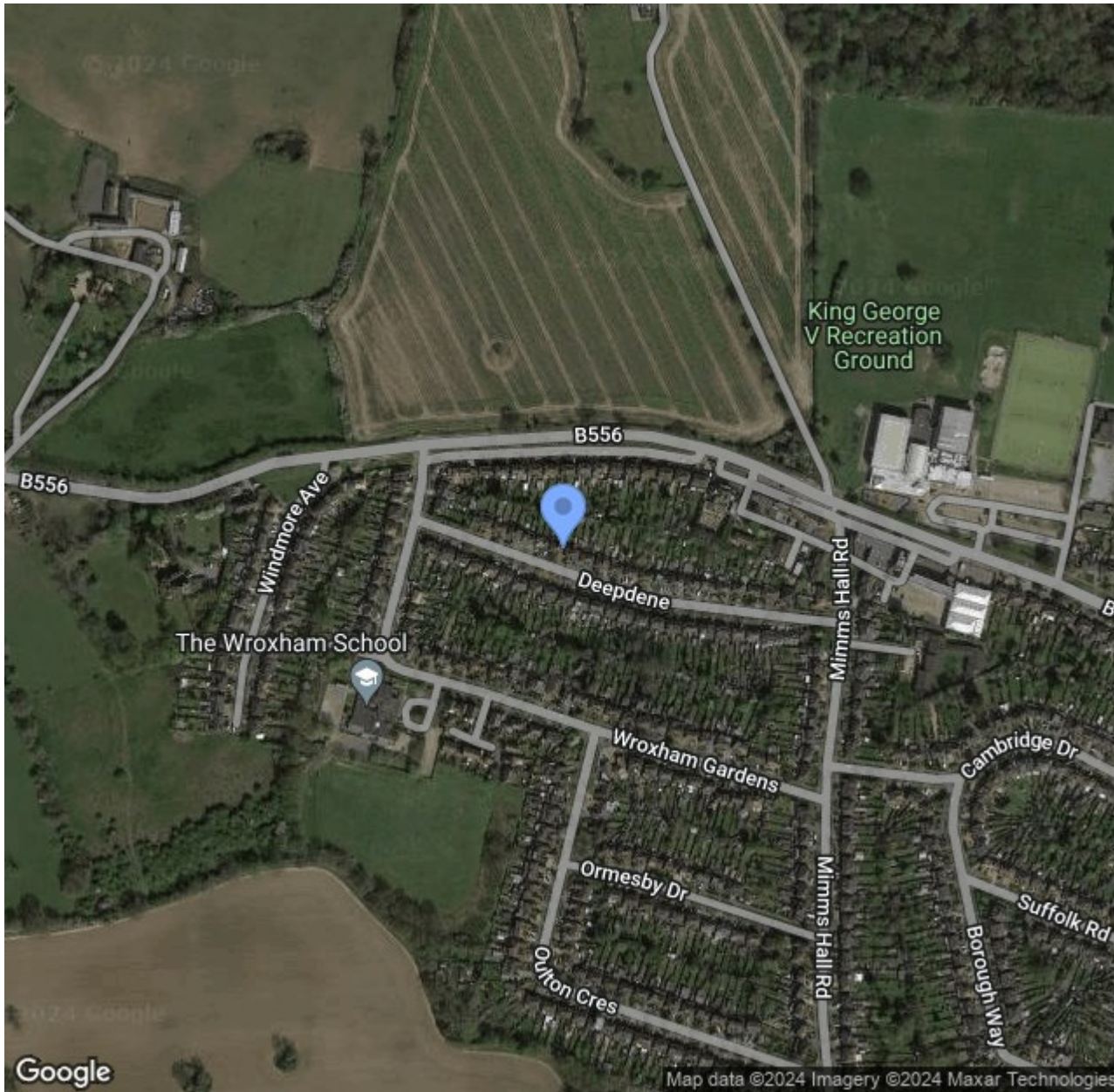
Driveway with parking for one or two vehicles. Dwarf wall to front. Steps leading up to front door.

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

Property Information



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
85-95 (A)	92-100 (A)	34-47 (A)	34-47 (A)
75-84 (B)	82-91 (B)	48-61 (B)	48-61 (B)
69-74 (C)	72-81 (C)	62-75 (C)	62-75 (C)
64-68 (D)	62-71 (D)	76-89 (D)	76-89 (D)
55-63 (E)	52-61 (E)	90-103 (E)	90-103 (E)
49-54 (F)	42-51 (F)	104-117 (F)	104-117 (F)
45-48 (G)	32-41 (G)	121-134 (G)	121-134 (G)
39-44 (H)	22-31 (H)	138-151 (H)	138-151 (H)
35-38 (I)	12-21 (I)	152-165 (I)	152-165 (I)
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



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

