



**3 Bed  
House - Terraced  
located in Potters  
Bar**

£449,950



**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

Borough Way  
Potters Bar  
EN6 3HB

This extended 3 bedroom property is conveniently located with easy access to shops, station and popular schools. Benefits from a large south facing rear garden, off street parking and offers lots of potential for improvement/extension (STPP). Viewings by appointment.

White UPVC front door with semi circular obscure double glazed panel opening into:

#### ENTRANCE LOBBY AREA

Radiator. Turn flight stairs to first floor. Doorway through to:

#### LOUNGE

White UPVC double glazed half bay window to front. Fireplace fitted with a multi fuel stove/ log burner. Doorway through to:

#### DINING ROOM

Single radiator. Under stairs cupboard which houses a consumer unit and electricity meter. Open aspect through to the kitchen.

#### KITCHEN

Fitted with a range of cream wall, drawer and base units with wood block working surfaces above. Tiled splashbacks. Stainless steel sink with mixer tap and drainer. Space for an electric oven with stainless steel hob above. Space for fridge freezer. Space for washing machine. White UPVC double glazed window to side. White UPVC double glazed window to rear. Wall mounted Worcester Green star boiler (approximately 1 year old). White UPVC casement door to rear.

#### GROUND FLOOR BATHROOM

Leading off dining room. Fitted with a white suite comprising of a bath with a mixer tap. Closed couple top flush WC. Pedestal sink with mixer tap. Heated towel rail. Tiled walls. Tiled floor. White UPVC double glazed window to rear.

#### FIRST FLOOR LANDING

Cupboard with shelving accessed via white louvre doors. Access to the loft which is partially boarded.

#### BEDROOM ONE

White UPVC double glazed half bay window to front. Double radiator. Storage units with white louvre doors with hanging space and shelving.

#### BEDROOM TWO

White UPVC double glazed window to rear. Storage cupboard containing hot water cylinder.

#### BEDROOM THREE

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

#### REAR GARDEN

110' length approximately  
Leading out from the kitchen onto a patio area. Outside tap. Outside light. Southerly aspect. Timber shed. Remainder of garden is lawn.

#### FRONT OF PROPERTY

Driveway providing off street parking. Steps up to the front door. Tiled canopy above.

Tenure - Freehold. Council tax band D - Hertsmere Council.

#### 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.

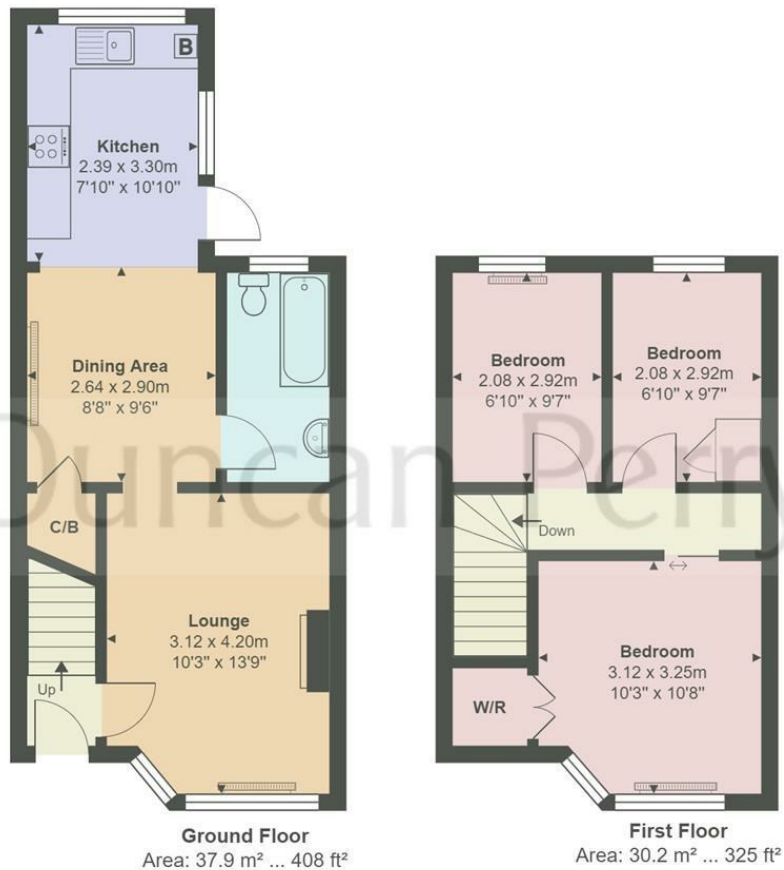






18 Borough Way, Potters Bar, EN6 3HB





## Borough Way, Hertfordshire EN6

Total Area: 68.1 m<sup>2</sup> ... 733 ft<sup>2</sup>

All measurements are approximate and for display purposes only

# Duncan Perry

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### DIRECTIONS

Please refer to google maps using property postcode

### CONTACT

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