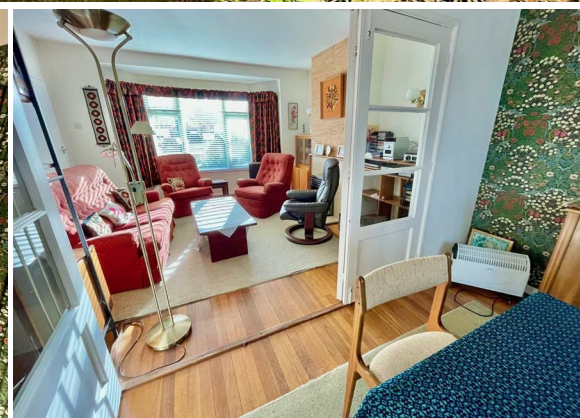




**3 Bed  
House - Semi-  
Detached  
located in Potters  
Bar**

£685,000



**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

## The Shrublands

Potters Bar

EN6 2BW

Double glazed obscure glass Georgian style front door opening into

### HALLWAY

Single radiator. Double glazed window to side. Turn flight of stairs to first floor. Under stairs storage cupboard housing gas and electricity meters. Doorway through to

### LOUNGE

Double glazed white UPVC bay fronted window to front. Double radiator. Wooden flooring. Parkray solid fuel fire with tiled hearth and surround. Wall lights. Glazed doors leading through to

### DINING ROOM

Continuation of wooden flooring. Double radiator. White UPVC double glazed patio doors to rear with matching side lights with top openers. Doorway to

### KITCHEN

Fitted with range of light wood wall, drawer and base units with black granite working surfaces above with matching upstands and tiled splashbacks. Integrated NEFF stainless steel electric oven and above that a ceramic NEFF 4-ring hob. Concealed extractor. Integrated dishwasher. Integrated John Lewis washing machine. One and a half bowl stainless steel sink with mixer tap and drainer. Space for fridge / freezer. Integrated NEFF microwave. Separate storage cupboard. Single radiator. Potterton boiler concealed in kitchen unit.

### FIRST FLOOR LANDING

White UPVC double glazed window to side. Door to airing cupboard housing hot water cylinder, heating control unit and wooden rack shelving. Access to loft.

### BEDROOM ONE

Single radiator. Built in storage cupboards with shelving and hanging rail. White UPVC double glazed bay fronted window to front.

### BEDROOM TWO

Single radiator. Built in storage cupboard with shelving and hanging rail. White UPVC double glazed window to rear.

### BEDROOM THREE

Single radiator. White UPVC double glazed window to front.

### BATHROOM

Features bath with mixer tap. Separate wall mounted Triton power shower. Pedestal sink. Singular taps. Heated towel rail. Obscure glass white UPVC window to rear.

### W.C.

Features close coupled W.C. White UPVC obscure glass double glazed window to rear.

### REAR GARDEN

110 (approx)

Accessed either from kitchen or dining room leading onto a paved patio area. Gated access leading to side of property. Large timber shed. Patio steps down to main section of garden. Two lawned areas divided by attractive mixed borders extending to either side of garden. Timber Summer house to rear.

### FRONT OF PROPERTY

Dwarf wall to front. Pathway leading to house, stepping up to front door. External courtesy light. Substantial lawned area to front. Flower borders. Hedging to side. Side access to property via wooden gate leading to rear.

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

### Property Information

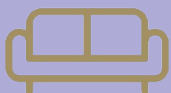
We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have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



3



1



2



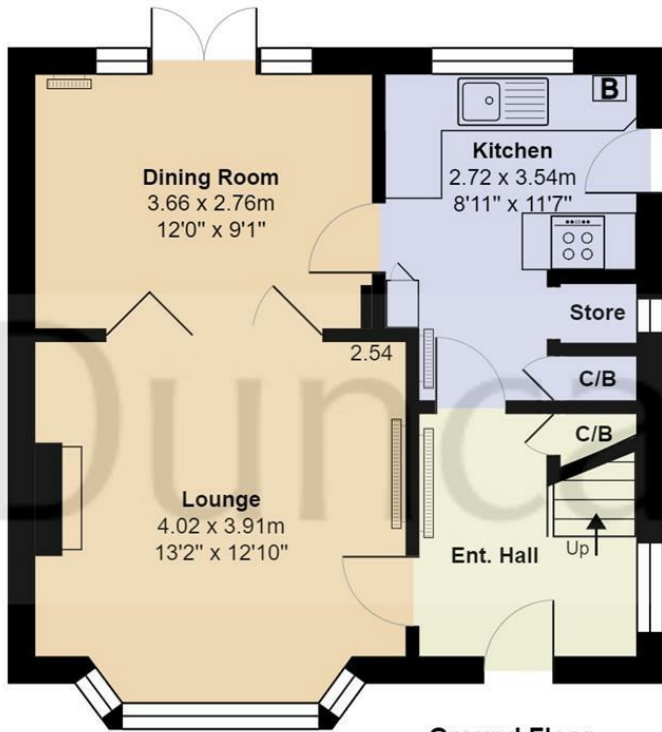
D



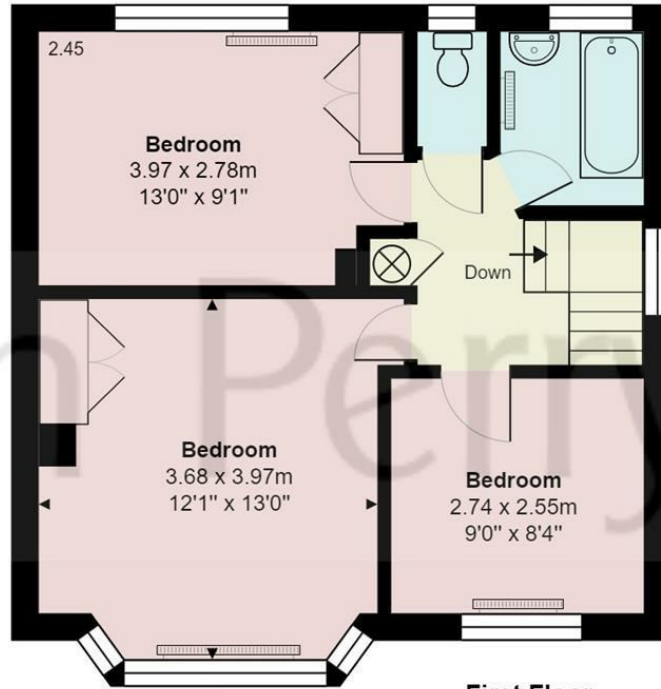


46 The Shrublands, Potters Bar, EN6 2BW





**Ground Floor**  
Area: 42.5 m<sup>2</sup> ... 458 ft<sup>2</sup>



**First Floor**  
Area: 42.8 m<sup>2</sup> ... 461 ft<sup>2</sup>

## The Shrublands, Hertfordshire EN6

Total Area: 85.3 m<sup>2</sup> ... 919 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>			
(81-91) <b>B</b>			85
(69-80) <b>C</b>		65	
(55-68) <b>D</b>			
(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 postcode.

### CONTACT

The Estate Office  
48A The Broadway  
Potters Bar  
Herts.  
EN6 2HW

E: [sales@duncanperry.co.uk](mailto:sales@duncanperry.co.uk)  
T: 01707655466  
<https://www.duncanperry.co.uk>

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL