



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

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

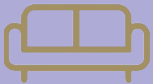
Mimms Hall Road
Potters Bar
Herts
EN6 3DU



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C

£2,100 PCM

A Three Bedroom Semi Detached House within walking distance of Tesco Express, local shops and the Furzefield Sports Centre. The property features conservatory, gas central heating, double glazed windows and a West facing rear garden extending to approx. 100'

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GROUND FLOOR

LOUNGE/DINER

24'3" x 9'10"

Two radiators, double glazed bay window to front.

KITCHEN

10'6" x 9'10"

Range of wall and base units, worksurfaces, fridge, freezer, washing machine, electric oven & hob, extractor hood, tiled floor, door to rear garden.

CONSERVATORY

10'6" x 9'11"

Double glazed, tiled floor.

FIRST FLOOR

BEDROOM ONE

13'5" x 9'10"

Radiator, double glazed bay window to front.

BEDROOM TWO

10'6" x 9'11"

Radiator, double glazed window to rear.

BEDROOM THREE

7'1" x 6'5"

Radiator, double glazed window to front.

BATHROOM

Panelled bath with mixer tap & shower attachments, pedestal wash basin, closed coupled wc, double glazed window to rear.

EXTERIOR

REAR GARDEN

Extends to approximately 100' having a westerly aspect. The garden is mainly laid to lawn with a patio area immediately adjoining the rear of the property.

FRONT

Shared Driveway provides off-street parking and leads to a GARAGE

AGENT NOTES

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Holding Deposit £507

Dilapidations Deposit £2538 - 12 month tenancy

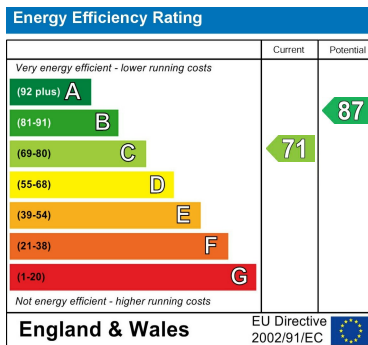
EPC Rating - C

Council Tax Band E - Hertsmere Council

Property Mis Descriptions Act

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. All measurements quoted are approximate. Any discussions regarding a potential tenancy are subject to contract.





DIRECTIONS

CONTACT

48A The Broadway
 Potters Bar
 Herts.
 EN6 2HW

E: lettings@duncanperry.co.uk

T: 01707655466

<https://www.duncanperry.co.uk>

