



**3 Bed  
First Floor Flat  
located in Hatfield Road,  
Potters Bar**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

Hatfield Road  
Potters Bar  
Herts  
EN6 1HP



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£1,800 PCM

Spacious three bedroom first floor flat, newly decorated throughout and situated within walking distance of local shops, restaurants and bus garage. The property benefits large 21' lounge/dining room, fitted kitchen with space for breakfast table & chairs, bathroom/wc, additional shower room/wc, gas central heating, double glazed, entryphone system & off street parking for one car. Additional parking available from Hertsmere Council. Available Now & viewings highly recommended!

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#### GROUND FLOOR

UPVC front door opening into:

#### ENTRANCY LOBBY

Radiator, stairs leading to:

#### FIRST FLOOR

#### HALLWAY

Radiator, wall mounted telephone entry system, access to loft void, obscure double glazed window to rear.

#### LOUNGE/DINING ROOM

21'2" x 14'9"

Two radiators, coved ceiling, telephone point, television aerial point, double glazed window to side.

#### KITCHEN

11'6" x 11'2"

Range of wall and base units, work surfaces, stainless steel sink with mixer tap, electric cooker, Lec under counter fridge, Hotpoint washing machine, radiator, double glazed window to rear.

#### BATHROOM

8'10" x 7'9"

White three piece suite comprising panelled bath with mixer tap and wall mounted shower attachment, shower screen, low level wc with top push flush, vanity unit with mixer tap and cupboard below, heated towel rail, inset spot lights, coved ceiling, access to loft void, cupboard housing Worcester boiler, double glazed part obscure window to rear.

#### BEDROOM ONE

11'11" x 10'9"

Radiator, coved ceiling, television aerial point, double glazed window to front.

#### BEDROOM TWO

13'11" x 8'9"

Radiator, coved ceiling, television aerial point, telephone point, two double glazed windows to front and side.

#### BEDROOM THREE

11'9" x 6'7"

Radiator, coved ceiling, telephone point, built in wardrobe with hanging rail shelves and cupboard above, double glazed window to front.

#### SHOWER ROOM

10' max x 3'6"

White three piece suite comprising enclosed shower cubicle with wall mounted shower attachment, low level wc with top push flush, pedestal basin with mixer tap, part tiled walls, heated towel rail, inset spot lights, extractor fan.





## EXTERIOR

Allocated parking space for one car.

## AGENT NOTES

Council Tax Band D - Hertsmere Council

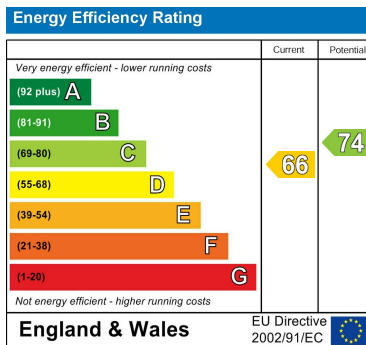
Deposit £2076

12 Month Tenancy

## Property Misdescriptions Act

As Agents we have not tested any apparatus, equipment, fixtures, fittings and so cannot verify that they are in working order. 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 any possible wasted journeys.





## DIRECTIONS

### CONTACT

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