



**47 Laurel Avenue, Potters Bar, Herts, EN6 2AB**  
**£595,000**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL



Situated minutes walk from Potters Bar railway station and town centre. This four bedroom end of terrace house offers double glazing, gas central heating and a 120' South facing rear garden. Planning permission for rear extension approved. Viewing by appointment only.



- FOUR BEDROOM END OF TERRACE HOUSE
- SITUATED MINUTES WALK FROM POTTERS BAR RAILWAY STATION AND SHOPS
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- FAMILY BATHROOM AND EN-SUITE SHOWER ROOM
- THREE DOUBLE BEDROOMS
- OFF STREET PARKING
- PLANNING PERMISSIONS FOR REAR EXTENSION APPROVED
- LARGE 120' SOUTH FACING GARDEN
- TENURE - FREEHOLD - COUNCIL TAX BAND D - HERTSMERE COUNCIL
- VIEWING BY APPOINTMENT ONLY





### ENTRANCE PORCH

White double glazed UPVC door with side panels and white UPVC double glazed windows to either side with top openers, Laminate wood effect flooring. Wooden panelled from door with obscure glass panels leading through to

### ENTRANCE HALL

Wooden flooring. Double radiator. Straight flight of stairs to first floor. Under stairs storage cupboard housing consumer unit, electricity meter and gas meter. Fitted white hi-gloss cupboard with shelving and drawer. Door through to

### LOUNGE

Continuation of wooden flooring. Double radiator. White UPVC double glazed window to front with top openers. Wooden obscure glass panelled double doors through to

### DINING ROOM

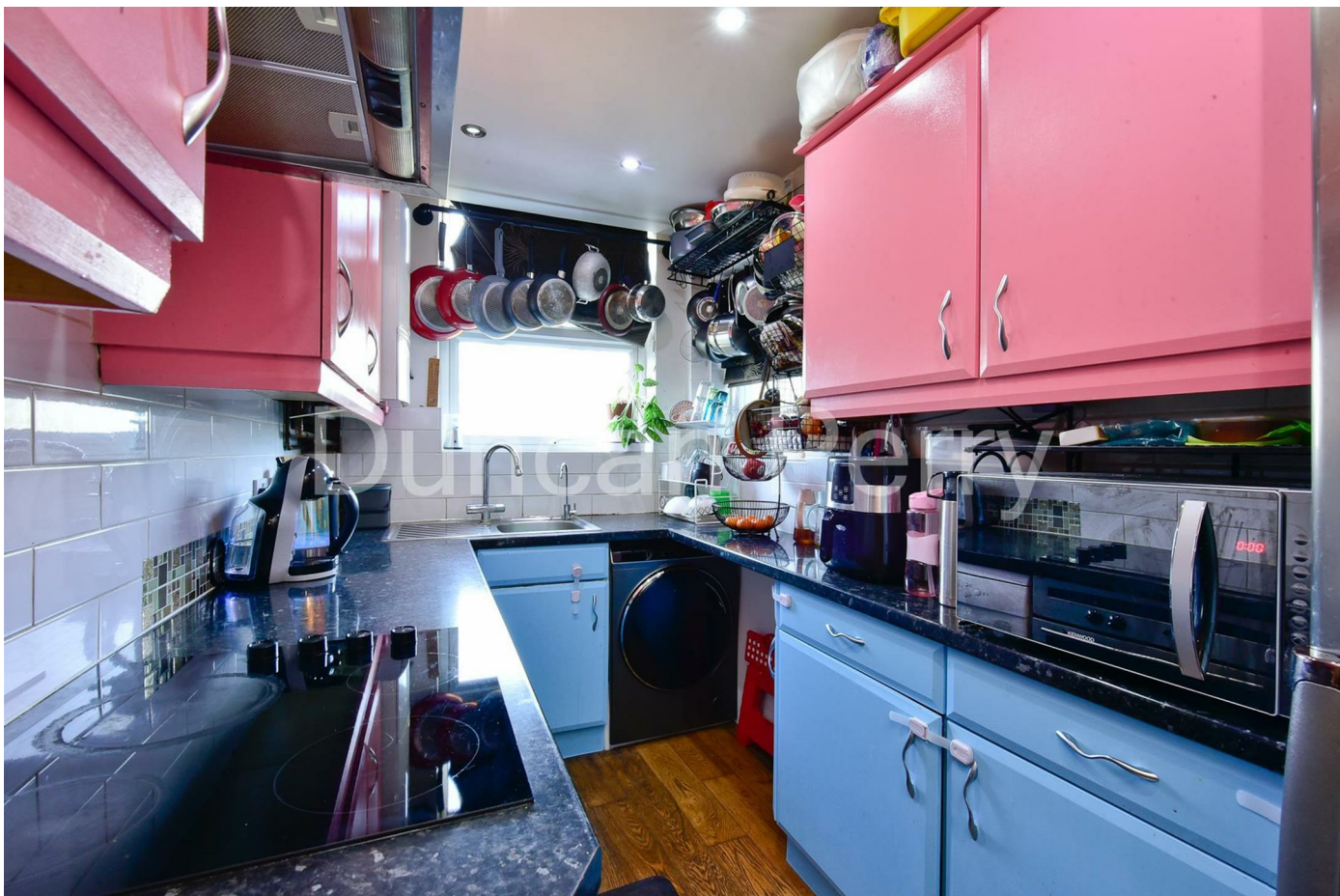
Dining room can be accessed via kitchen as well as lounge. Continuation of wooden flooring. Double radiator. Wall mounted TV point. White UPVC double glazed patio doors with top openers to rear.

### KITCHEN

Continuation of wooden flooring. Comprising of wall, drawer and base units. Base units are in blue and wall units are in pink with black working surfaces. Space for fridge / freezer. Space for dishwasher. Space for washing machine. Integrated electric oven with a BEKO induction hob. Tiled splashback. Stainless steel sink with drainer, mixer tap and hot water tap. Wall mounted Valliant combination boiler. White UPVC double glazed window to rear and side

### FIRST FLOOR LANDING

White UPVC double glazed obscure glass window to side. Laminate wood effect flooring. Spotlights to ceiling.





### **BEDROOM TWO**

Double radiator. Two fitted white mirrored wardrobes with shelving, drawers and hanging rail. Wall mounted TV point. White UPVC double glazed window with top openers to front.

### **BEDROOM THREE**

Double radiator. Laminate wood effect flooring. Two white fitted mirrored wardrobes with shelving, drawers and hanging rail. Further storage cupboard with shelving. White UPVC double glazed window with top opener to rear.

### **BEDROOM FOUR**

Double radiator. Continuation of wood effect laminate flooring. White UPVC double glazed window to front.

### **BATHROOM**

Featuring white suite comprising bath with mixer tap and overhead shower attachment with wall mounted controls. Concealed cistern W.C with wall mounted flush. Wash basin with mixer tap. Chrome heated towel rail. Tiled walls. Tiled floor. Spotlights to ceiling. White UPVC obscure glass window to rear.

### **SECOND FLOOR LANDING**

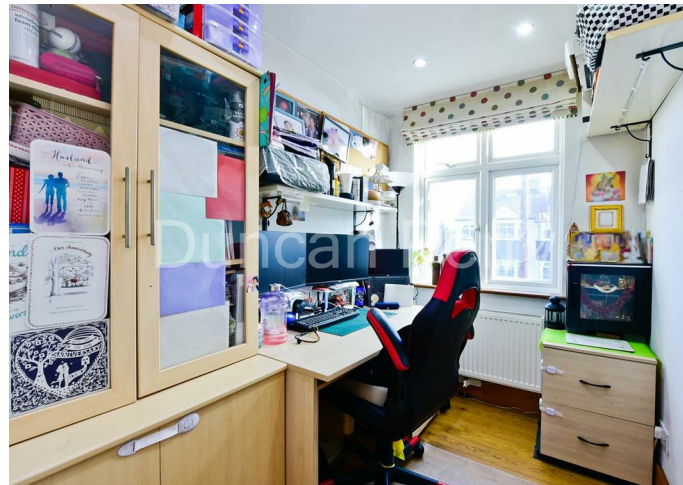
White UPVC double glazed obscure glass window to side.

### **BEDROOM ONE**

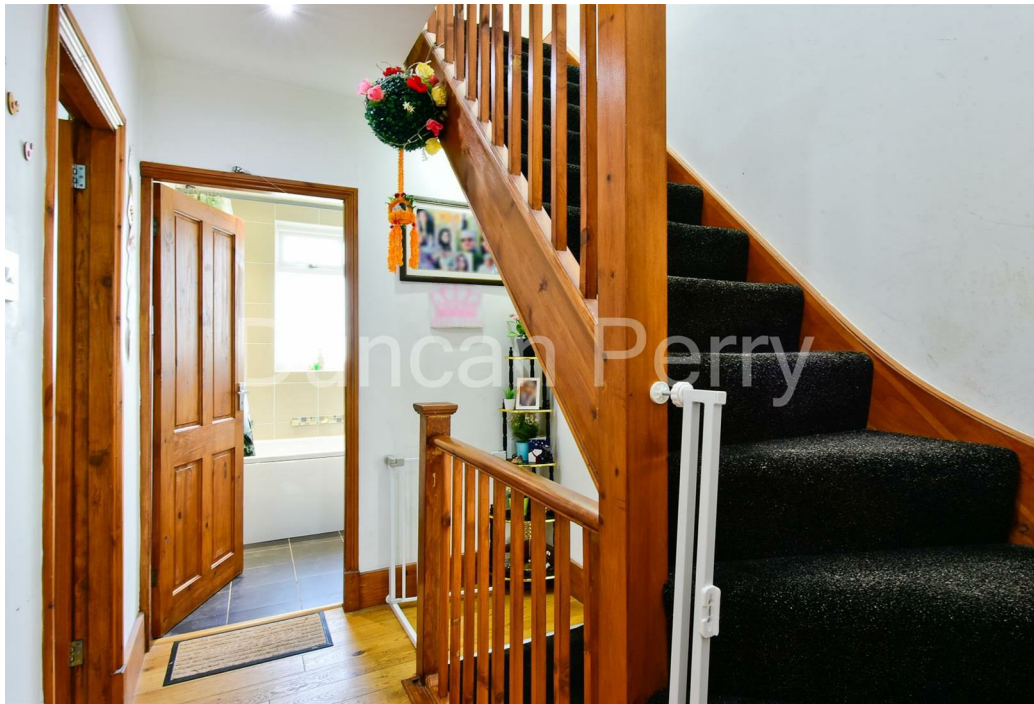
Laminate wood effect flooring. Double radiator. Two Velux windows to front. White UPVC double glazed doors with Juliette balcony. Eaves storage.

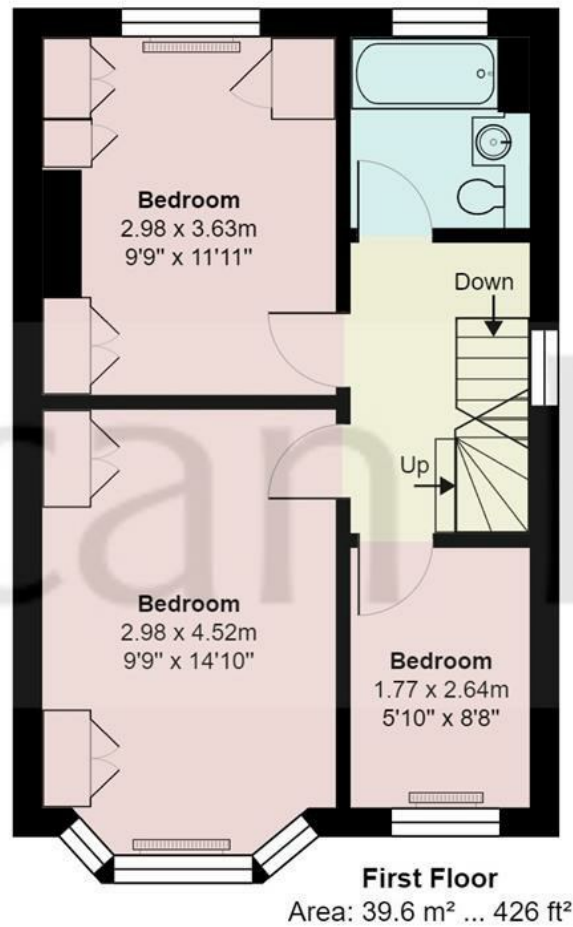
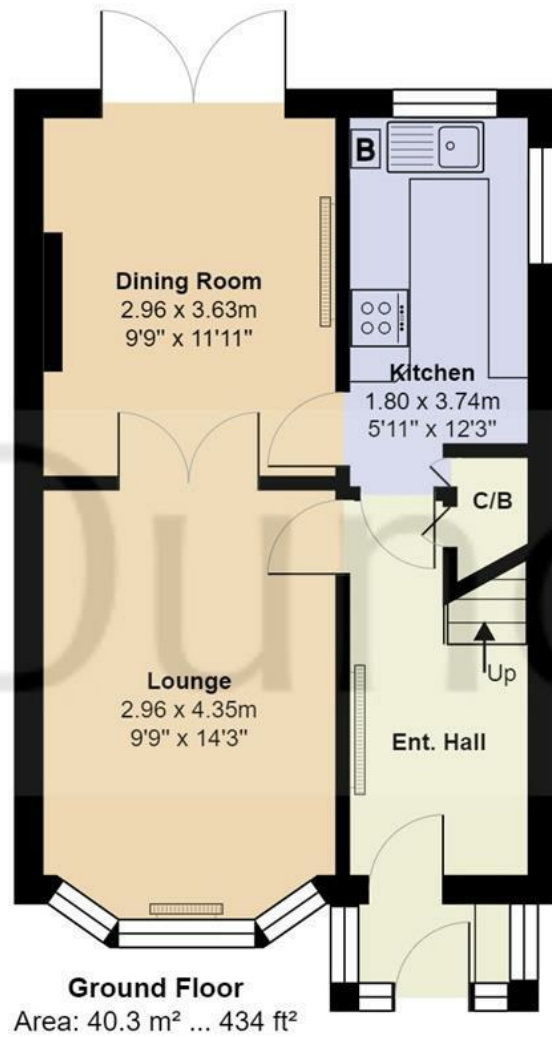
### **EN-SUITE SHOWER ROOM**

Featuring white suite comprising close coupled W.C. Wash basin set within vanity unit with cupboard below. Mixer tap. Shower cubicle with over head shower attachment. Tiled walls. Tiled floor. Wall mounted ceiling extractor. White UPVC obscure glass window to rear.









## Laurel Avenue, Hertfordshire EN6

Total Area: 103.9 m<sup>2</sup> ... 1119 ft<sup>2</sup>

All measurements are approximate and for display purposes only

# Duncan Perry





## EXTERIOR FRONT

Off street parking for two vehicles. Steps up to front door. Gated access to side of property.

Tenure - Freehold. Council tax band D - Hertsmere 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.

## EXTERIOR REAR

120' (36.58m)

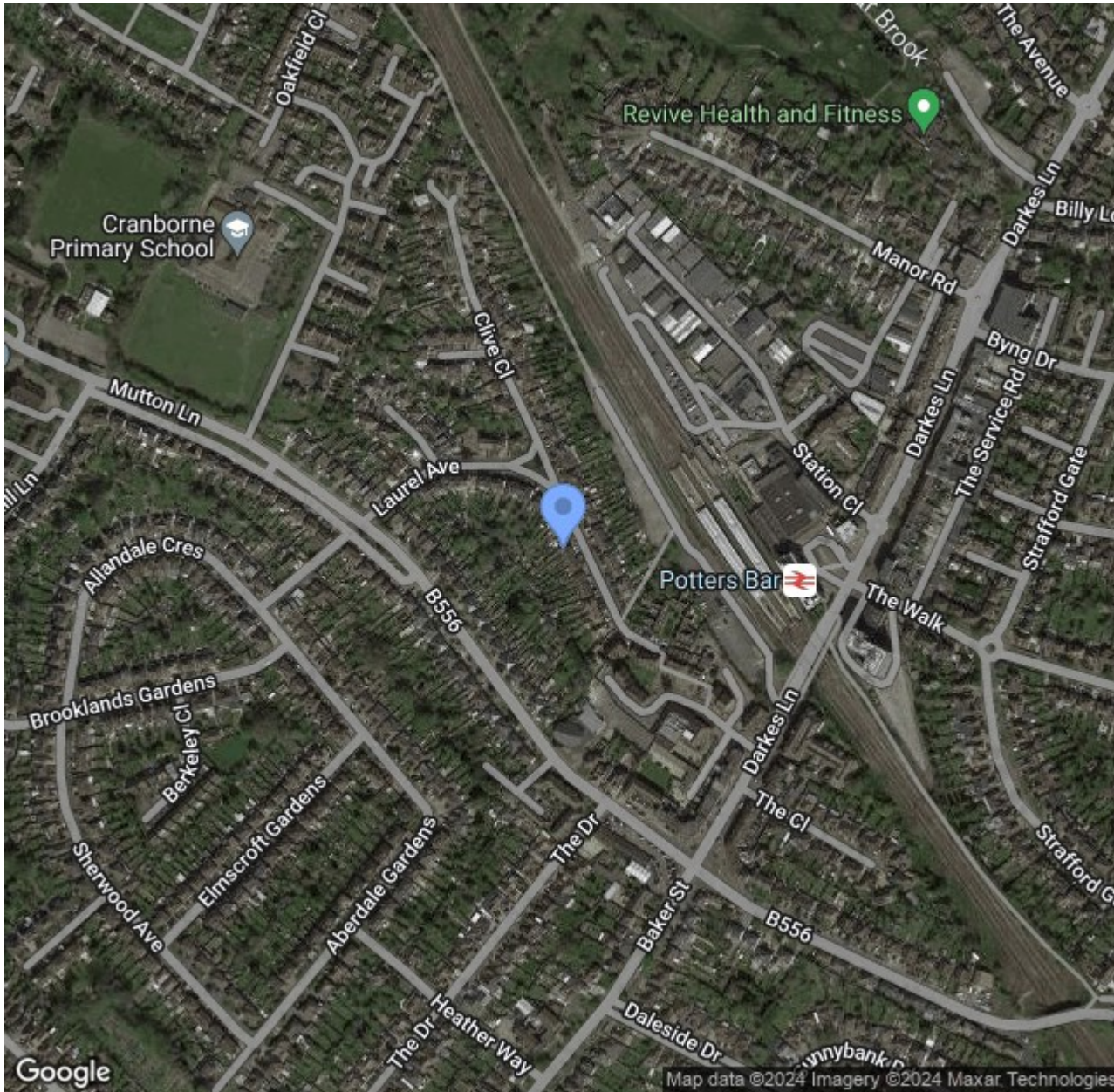
Accessed via patio doors in dining room. Immediately leads on to a large patio area. Steps down to lawned area with gravelled path. Further patio area with pergola. Planters and timber shed to rear. Gated side access to front of property. South facing.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Very environmentally friendly - lower CO <sub>2</sub> emissions
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions	Not environmentally friendly - higher CO <sub>2</sub> emissions
83	58		

England & Wales EU Directive 2002/91/EC





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