



57 Cambridge Drive, Potters Bar, Herts, EN6 3ET
Asking Price £685,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Offered CHAIN FREE is this extended 3 bedroom house in a popular part of Potters Bar being close to shops, station and popular schools. Provides spacious ground floor living accommodation with shower room and utility, and on the first floor are 3 double bedrooms. Externally, there is a larger than average drive way with electric charging point and to the rear is a good size garden.



- THREE BEDROOM SEMI-DETACHED HOUSE
- POPULAR LOCATION CLOSE TO GOOD SCHOOLS
- KITCHEN / DINER
- UTILITY ROOM
- DOWNSTAIRS SHOWER ROOM
- GARAGE AND OFF STEEET PARKING
- LARGE 151' REAR GARDEN
- CHAIN FREE
- TENURE - FREEHOLD. COUNCIL TAX BAND E - HERTSMERE COUNCIL
- VIEWING ESSENTIAL



ENTRANCE

Composite glazed panelled door with fixed glazed panel to side. Opening into:

HALLWAY

Dado rail. Double radiator. Turn flight stairs to first floor. Understairs storage cupboard which houses consumer unit and electricity meter. Doorway to:

LOUNGE

25' (7.62m) into bay window increasing to 16' 7" (5.05m) at its widest point.

Spotlights to ceiling. Coving to ceiling. Feature electric fireplace with marble surround and hearth. Dado rail. Two separate radiators. At the widest point, room is used as a study area. Double wooden glazed doors leading into:

KITCHEN/DINER

Spotlights to ceiling. Two sky lights. Coving to ceiling. Range of wall, drawer and base units in limed maple. Integrated Diplomat electric double oven in stainless steel. Integrated gas hob in stainless steel. Stainless steel extractor fan above. Integrated Bosch dishwasher. Integrated Beko fridge. Tiled splash backs. Stainless steel Franke one and a half bowl sink and drainer and mixer tap. Two radiators. White UPVC double glazed window to rear. Casement white UPVC doors and sidelights overlooking rear of property. Doorway to:

DOWNSTAIRS SHOWER ROOM

Spotlights to ceiling. Sky light. White close coupled w.c. with top flush. White pedestal sink with mixer tap. Mira Event XS thermostatic wall mounted power shower with glazed sliding shower doors. Tiled floor. Part tiled walls. Manrose extractor fan. Single radiator. Chrome wall mounted heated towel rail.

HALLWAY

Doorway leading to internal lobby area. Leads onto:



UTILITY ROOM

Space for washing machine. Space for tumble dryer. Working surface above. Extractor fan. Doorway through to:

GARAGE

12' (3.91m) at widest point.

Garage has power and lighting. Houses a Potterton boiler, hot water cylinder and thermostatic controls.

FIRST FLOOR

White UPVC obscure glass window to the side of property. Access to loft. Door to:

BEDROOM ONE

Single radiator. White UPVC double glazed bay window with leaded light detailing overlooking front of property. Fitted wardrobes with mirrored sliding doors.

BEDROOM TWO

Two white UPVC double glazed windows to front with leaded light detailing. Two single radiators. Built-in fitted wardrobes with sliding mirrored doors.

BEDROOM THREE

Floor to ceiling fitted wardrobes with sliding doors. Single radiator. White UPVC double glazed window to rear of property.

BATHROOM

Spotlights to ceiling. Tiled walls. Tiled floor. White bathroom suite comprising w.c. with close coupled top flush, pedestal sink with singular taps, bath with grab handles and mixer taps with shower attachment. White UPVC double glazed obscure glass window to rear of property.

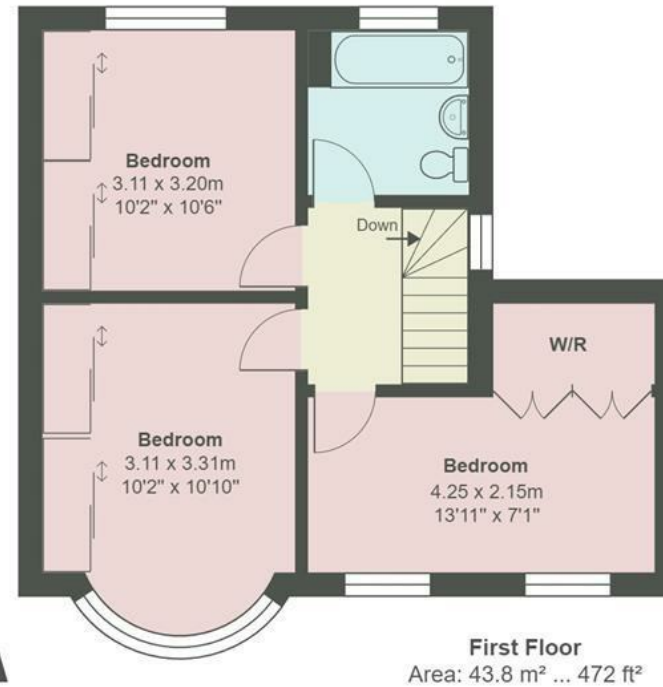
REAR GARDEN

151' (46.02m)

Steps down to an attractive patio area finished in Indian sandstone with feature retaining wall. Steps down to a lawned area. Mixed borders. Feature covered barbecue area. Wooden storage shed to the rear of the property. Outdoor security lights. Outdoor tap and external socket.







Cambridge Drive, Hertfordshire EN6

Total Area: 126.1 m² ... 1357 ft²

All measurements are approximate and for display purposes only

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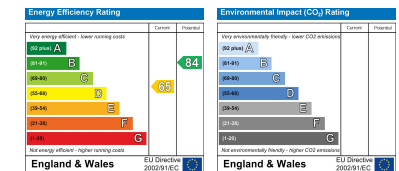
Tenure - Freehold. Council tax band E - Hertsmere Council.

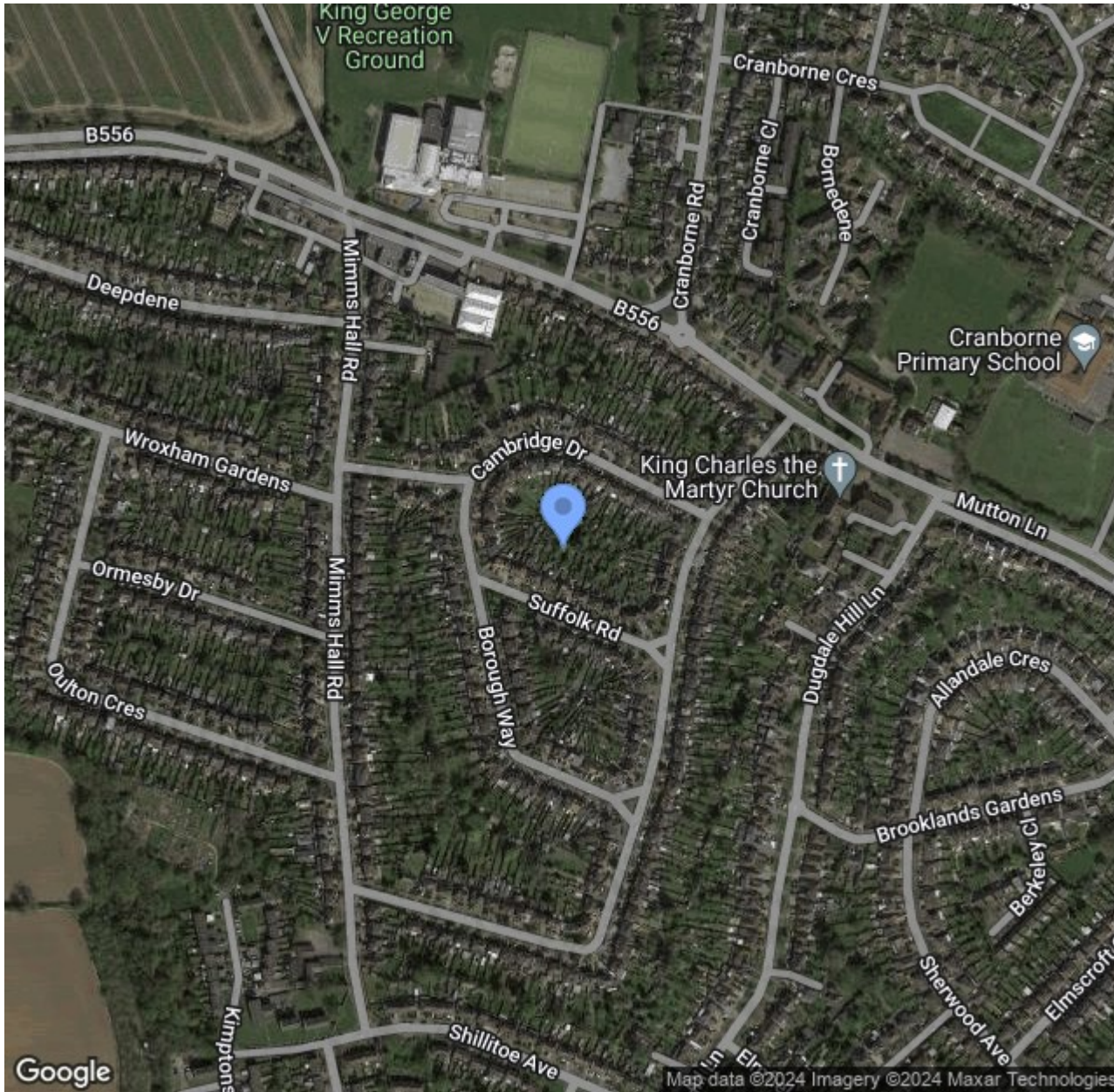
Property Information

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.

FRONT OF PROPERTY

Substantial block paved driveway with parking for several vehicles. Perimeter low level recessed lighting. Access to garage via white up and over door. External tap. Further recessed lighting above garage and front door. Low level brick wall with entrance lighting. Electric charging point,





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