



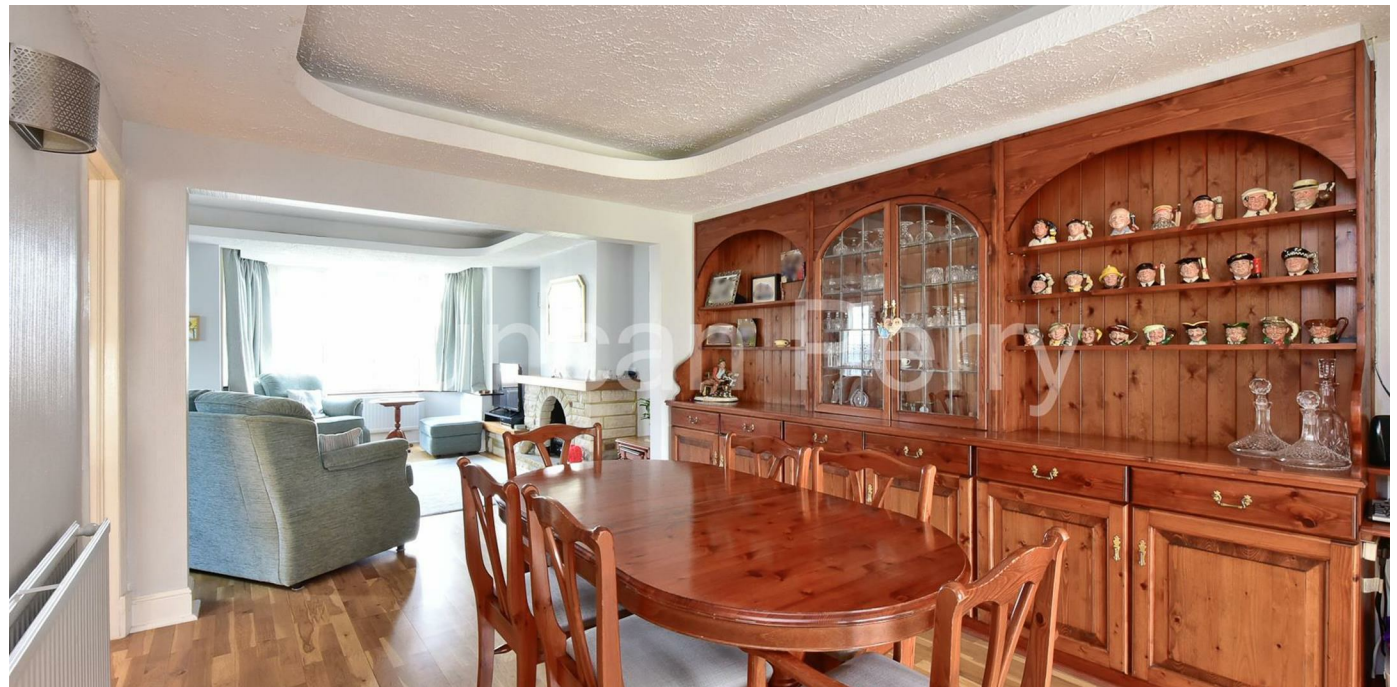
5 Allandale Crescent, Potters Bar, Herts, EN6 2JY
£753,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Offered CHAIN FREE is this wonderful 3 bedroom semi detached house occupying an enviable position being close to shops, station and sought after schools. The ground floor is especially spacious offering, lounge, diner, garden room, utility, cloak room and workshop, together with a lovely south west facing garden. Viewings by appointment only.



- THREE BEDROOM SEM-DETACHED HOUSE
- OFFERED CHAIN FREE
- OCCUPYING AN ENVIABLE POSITION
- CLOSE TO SHOPS, STATION AND SOUGHT AFTER SCHOOLS
- SPACIOUS LIVING ACCOMODATION
- UTILITY AND CLOAKROOM
- WORKSHOP
- LOVELY SOUTH FACING GARDEN
- TENURE - FREEHOLD. COUNCIL TAX BAND E - HERTSMERE COUNCIL
- VIEWING BY APPOINTMENT ONLY



Composite front door with glazed panels. Opening into

ENTRANCE PORCH

White UPVC double glazed windows to front and side. Courtesy light above, tiled floor and walls clad in wood panelling. Wooden front door with central glazed obscure glass panel opening into

OPEN PLAN HALLWAY

Open tread turn flight of stairs to first floor. Double radiator. Engineered wood flooring. White UPVC leaded light obscure glass window to side. Open aspect leads through to

LOUNGE

Wall lights. Double radiator. Feature gas fireplace with York stone surround with wooden mantle. Space for media section. Feature recessed perimeter lighting. Double glazed leaded light bay fronted window to front. Open aspect leading through to

DINING ROOM

Continuation of wooden flooring. Ceiling perimeter lighting. Wall lights. Double radiator. Fitted dresser with storage cupboards and shelving with central glazed section. Double wooden doors leading through to

GARDEN ROOM

Tiled floor. White UPVC double glazed doors to garden with fixed side panels and downlighters. Doorway leading through to

INTERNAL LOBBY AREA

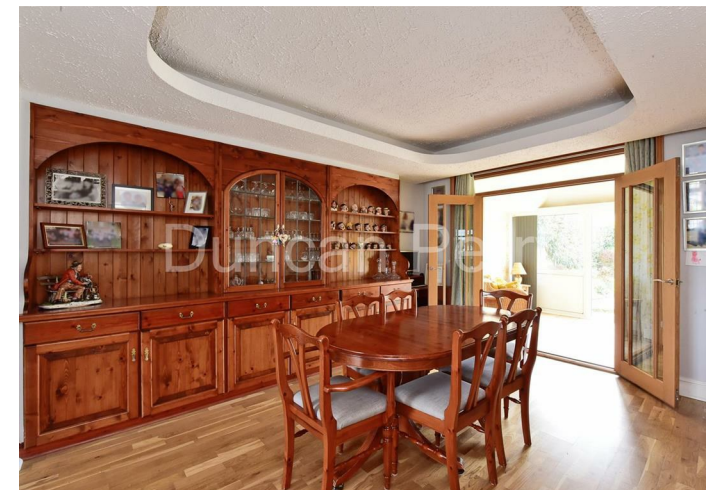
Continuation of tiled flooring. Doorway through to

GROUND FLOOR CLOAKROOM

W.C with concealed cistern and integrated flush. Wall hung wash hand basin with singular taps. Tiled floor. Ceiling mounted extractor,

UTILITY ROOM

Kitchen units in white with white working surfaces above. Space for washing machine. Space for tumble dryer. Space for fridge / freezer. Wall mounted Valliant boiler. Double glazed leaded light window to front and composite door to front with central glazed panels.



WORKSHOP

Power and lighting. Double glazed windows to rear garden. Double glazed windows and patio doors onto rear garden.

KITCHEN

Accessed from dining room or internal lobby area. Range of cream wall, drawer and base units with tiled working surfaces above and tiled splashbacks. Integrated NEFF eye level double oven. 4-ring gas hob with extractor above. Space for slimline dishwasher. Cream sink and drainer with mixer taps. Space for undercounter fridge. Spotlights to ceiling. Double glazed obscure glass leaded light window to side.

FIRST FLOOR LANDING

Double glazed UPVC leaded light obscure glass window to side. Access to loft.

BEDROOM ONE

Double radiator. Picture rail. Fitted wardrobes with storage cupboards above in "duck egg" with wood detailing. Double glazed leaded light bay fronted window to front.

BEDROOM TWO

Coving to ceiling. Picture rail. Double radiator. Fitted wardrobes with white louvre style doors. White UPVC double glazed window to rear.

BEDROOM THREE

Coving to ceiling. Double glazed leaded light bay fronted window to front.

BATHROOM

Features white suite with bath, mixer taps and handheld shower attachment. Separate shower cubicle with glazed bi-folding doors with wall mounted controls. Sink set within vanity unit with storage cupboards below. Singular taps. W.C. Double radiator. Tiled walls. Tiled floor. Spotlights to ceiling. Double glazed obscure glazed windows to side and rear.







Allendale Crescent, Hertfordshire EN6

Total Area: 142.9 m² ... 1539 ft²

All measurements are approximate and for display purposes only

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FRONT OF PROPERTY

Off street parking for several vehicles. Lawned section with mixed borders. Walls to front and either side. Access onto utility space via separate door.

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

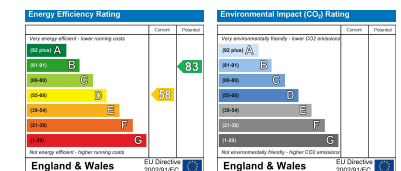
Property Information

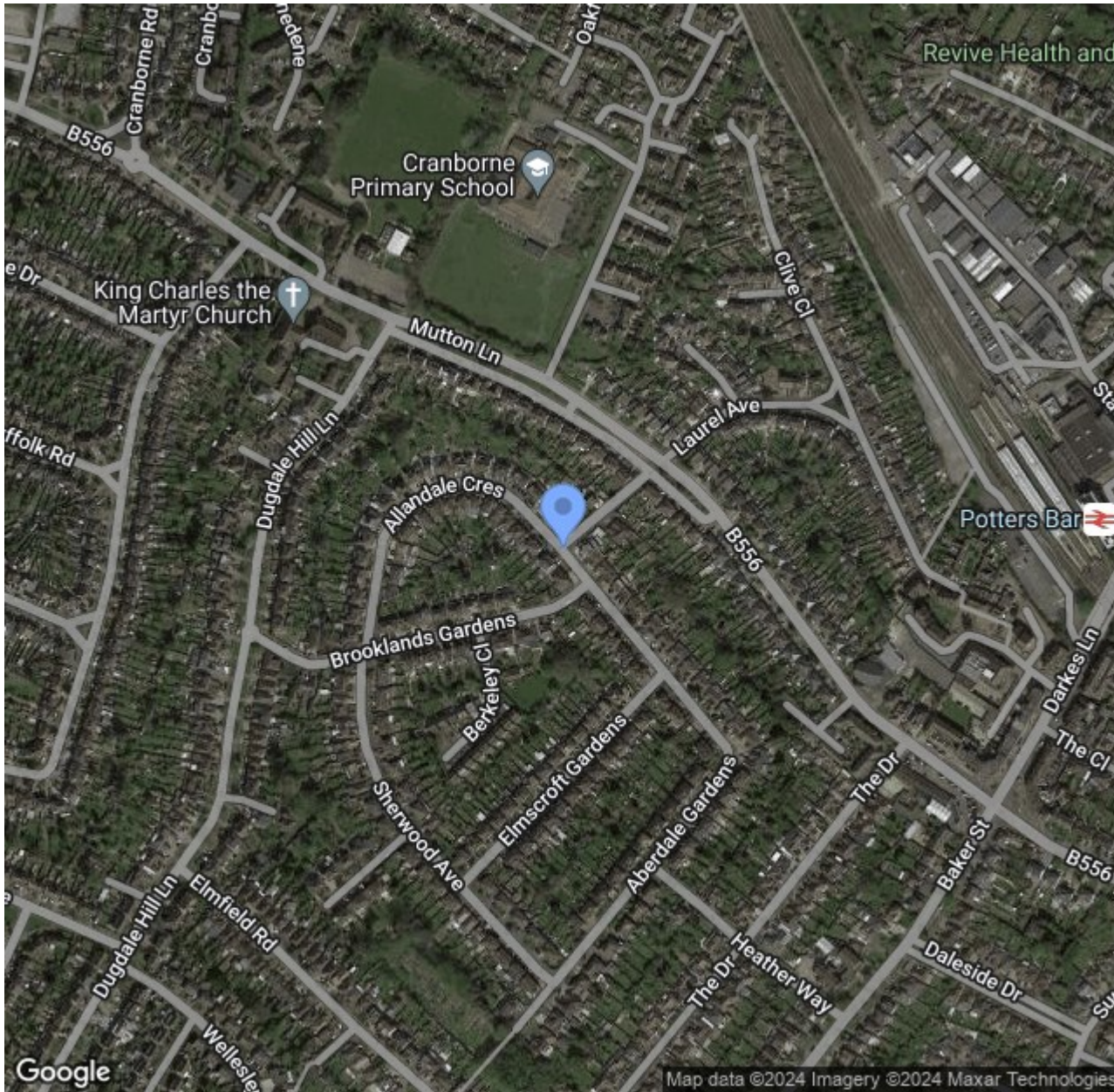
We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have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

REAR GARDEN

115' (35.05m)

Access from garden room or workshop. South Westerly aspect. Paved patio area. Central lawned section. Mixed borders retained by low dwarf wall. Further patio area to rear and timber storage unit.





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