



**51 Grangewood, Potters Bar, Herts, EN6 1SL**  
**£1,250,000**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL



Situated on a 1/4 acre southerly aspect plot, this larger than average 5 bed detached house (2,839 sq. ft). Features two large reception rooms and kitchen / breakfast room. Large central hallway and double garage. As well as a 190' southerly rear garden there is a brick built shed and greenhouse measuring over 500 sq. ft. Solar Panels. Viewing is essential.



- LARGER THAN AVERAGE 5 BEDROOM DETACHED HOUSE
- SITUATED ON A 1/4 OF AN ACRE PLOT
- TWO LARGE RECEPTION ROOMS
- KITCHEN / BREAKFAST ROOM
- LARGE CENTRAL HALLWAY
- DOUBLE GARAGE
- 190' SOUTH FACING GARDEN
- BRICK BUILT SHED AND CONSERVATORY (OVER 500 SQ. FT)
- TENURE - FREEHOLD - COUNCIL TAX BAND G - HERTSMERE COUNCIL
- VIEWING ESSENTIAL





Part frosted front door opens into

### ENTRANCE PORCH

8'9" x 7'0" (2.67m x 2.13m)

Length measurement taken to back of fitted cupboards with bi fold doors and hanging rail. Tiled floor. Frosted window to front. Glazed door opens into

### ENTRANCE HALL

16' x 11' (4.88m x 3.35m)

Double radiator. Walk in cupboard with wall and base unit cupboards and door activated light. Access door to garage.

### DOWNSTAIRS CLOAKROOM

Suite comprising W.C. and wall mounted wash basin. Wood effect floor covering. Half tiled walls. Frosted window to side. Single radiator.

### LOUNGE

28'8" x 11'8" (8.74m x 3.56m)

Widening to 16'7". Feature hole in the wall style fireplace with polished stone detail and surround. Stone effect living flame gas fire and polished stone hearth. Two double radiators. Wall light points. Shelf display alcove. TV aerial point. Dual aspect with double glazed windows to front. Double glazed patio doors to rear.

### DINING ROOM

18'6" x 12'5" (5.64m x 3.78m)

Two double radiators. TV aerial point. Double glazed windows and single casement door to rear. Hatch to kitchen.

### KITCHEN

18' x 13' (5.49m x 3.96m)

Widening to 16'2". Range of wood fronted wall and base units featuring cupboards and drawers. Wooden worktops with inset one and a half bowl sink and mixer tap. Further single bowl utility sink mixer taps. Space for electric cooker with concealed extractor hood above. Space for dishwasher. Space for Fridge / freezer. Space for washing machine and space for tumble dryer. Hatch to dining room. Telephone point. Tiled effect floor covering. Double radiator. Gas central heating boiler. Double glazed window to rear and side. Part frosted double glazed casement door to side access.

### FIRST FLOOR LANDING

Approached from hallway via turn flight open tread staircase. Single radiator. Built in airing cupboard with hot water tank and wooden slatted shelves. Access to loft via pull down aluminium foldaway ladder. Part boarded.

### BEDROOM ONE

18'6" x 13'0" (5.64m x 3.96m)

Two double width built in wardrobes. One with hanging rail and shelf. One with shelving and drawers. Double radiator. Double glazed window to front.

### BEDROOM TWO

23'8" x 11'2" (7.21m x 3.40m)

Narrowing to 9'4". Double radiator. Double glazed window to front. Double glazed Velux skylight to front. Single glazed frosted window to side.

### BEDROOM THREE

18'7" x 11'9" (5.66m x 3.58m)

Double radiator. Double glazed window to rear with views over garden.

Wardrobe / dressing area 6'5" x 6'2"

Double width built in shelf cupboard.





### EN-SUITE SHOWER ROOM

72 x 57 (2.18m x 1.70m)

Walk in shower with glass screen. Overhead and hand shower. Vanity top wash basin with double width cupboards below. Wall mounted floating W.C. with concealed cistern. Tiled walls. LED spotlights. Chrome heated towel rail. Electric fan heater. Frosted double glazed window to front.

### BEDROOM FOUR

11'0 x 10'2 (3.35m x 3.10m)

Double width built in wardrobe with hanging rails and shelving. Single radiator. Double glazed window to rear.

### BEDROOM FIVE

13'0 x 10'3 (3.96m x 3.12m)

Double width built in wardrobes with hanging rail and shelving. Single radiator. Double glazed window to rear.

### BATHROOM

7'1 x 7'0 (2.16m x 2.13m)

Modern white suite comprising large shower base with glass screens. Overhead and hand shower. Vanity top was basin with double width cupboard below. Top flush W.C. Chrome heated towel rail. Wood effect floor covering. Tiled walls. LED ceiling spotlights. Frosted double glazed window to rear.

### INTEGRAL GARAGE

17'7 x 16'3 (5.36m x 4.95m)

Automated up and over door to front. Window to side. Power and lighting. Wall mounted gas and electricity meters and consumer unit. Wall mounted solar panel controls.

### EXTERIOR REAR

190' x 64' (57.91m x 19.51m)

Backing southerly. Starting from the rear of the property with large patio area. Steps leading to the main lawn with flower and shrub borders to either side. The rear lower section of the lawned areas also has inset raised sleeper edged growing area and further vegetable plot. Two mature fruit trees and Magnolia. Attractive Victorian period wall between two garden sections.

### BRICK BUILT SHED AND GREENHOUSE

Part glazed access door from front into

Shed one 9'4 x 9'2

Window to front. Concrete floor. Door to

Shed two 13'9 x 9'3

Windows to side and front. Door from shed one into

Greenhouse 6'0 x 11'6

With brick floor single glazed roof and sides. Part glazed casement door backing into garden.

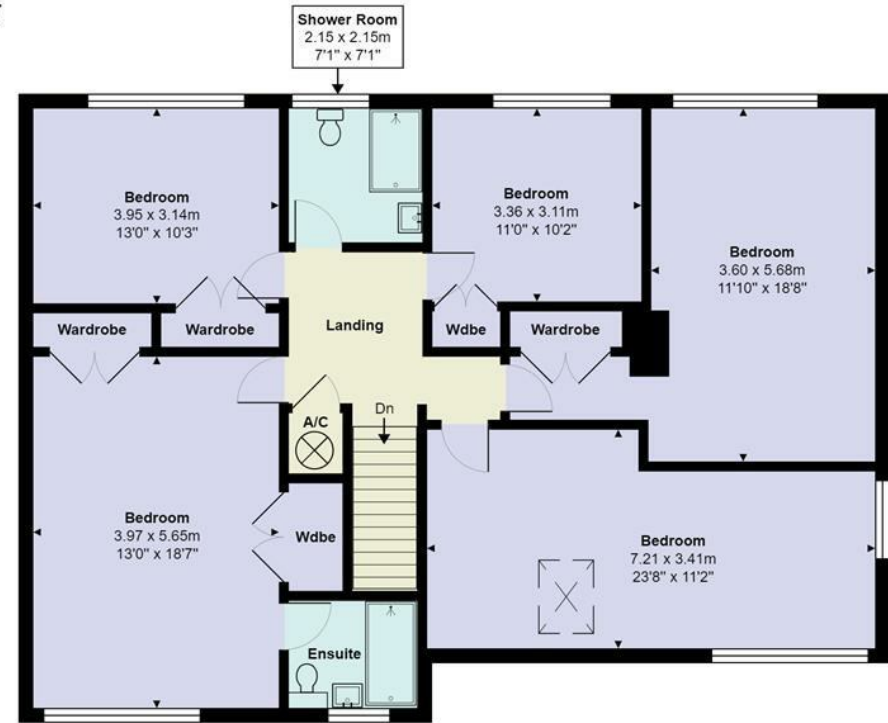
Total area is over 500 sq. ft. being brick built and with foundation may be suitable for conversion subject to usual planning rules.











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Total Area: 263.8 m<sup>2</sup> ... 2839 ft<sup>2</sup>

All measurements are approximate and for display purposes only.





### 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 SIDE

24' x 14' (7.32m x 4.27m)

Concrete area to West side of property. Currently stands a 11'9 x 7'9 timber garden shed with window to side and double width doors. External power points and external water point to rear of property. Access to front via paved side way and timber gate.

### EXTERNAL FRONT

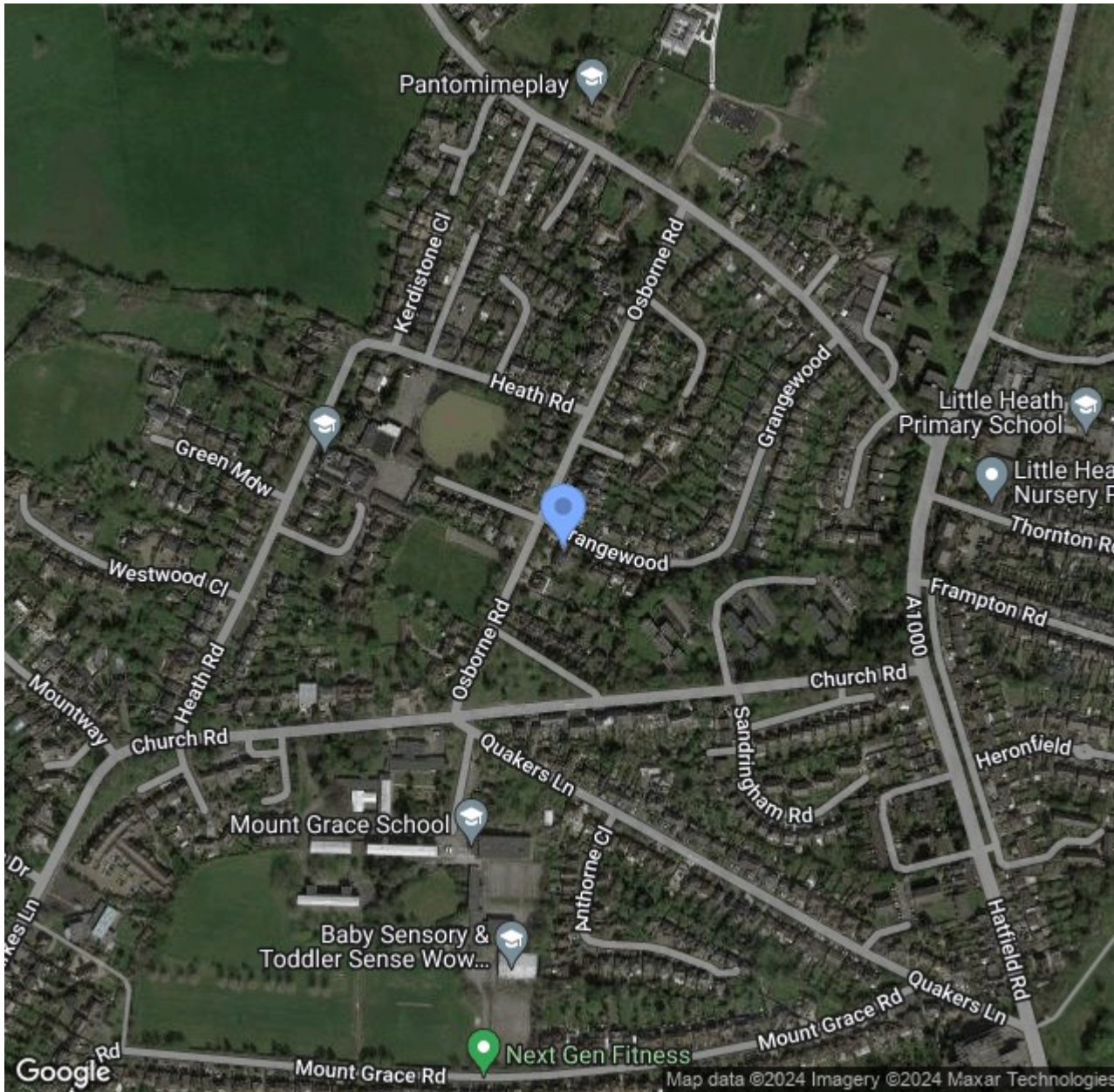
Block paved driveway. External lighting. Lawned area. Flower and shrub borders.

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



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
92-100 A		92-100 A	
81-91 B		81-91 B	
72-80 C	72	72-80 C	
63-71 D		63-71 D	
54-62 E		54-62 E	
45-53 F		45-53 F	
35-44 G		35-44 G	
2-34 H		2-34 H	
1-2 I		1-2 I	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC





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