



27 Sherwood Avenue, Potters Bar, Herts, EN6 2LD
£635,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Duncan Perry are delighted to offer for sale this 3 bedroom semi-detached house located in a very popular location close to station, shops and popular schools. Occupying a wider than average plot the property features two reception rooms, conservatory, two double bedrooms plus single, beautifully presented garden

together with garage, and off-street parking. Viewings by appointment only.



- THREE BEDROOM SEMI-DETACHED HOUSE
- POPULAR LOCATION CLOSE TO STATION, SHOPS AND POPULAR SCHOOLS
- OCCUPYING A LARGER THAN AVERAGE PLOT
- TWO RECEPTION ROOMS
- CONSERVATORY
- TWO DOUBLE BEDROOMS & ONE SINGLE BEDROOM
- BEAUTIFULLY PRESENTED GARDEN
- GARAGE AND OFF STREET PARKING
- COUNCIL TAX BAND E - HERTSMERE COUNCIL
- VIEWING BY APPOINTMENT ONLY



Wood effect UPVC front door with double glazed leaded light panels. Double glazed obscure glass leaded light fixed panel to side.

HALLWAY

Coving to ceiling. Dado rail. Radiator. Straight flight of stairs to first floor. Under stairs storage cupboard housing Ideal Flex Eco boiler, hot water and heating controls. Doorway through to

LOUNGE

Coving to ceiling. Double radiator. Wall lights. Feature gas fireplace with marble hearth surround and wooden mantle. Double glazed Georgian style windows to front.

DINING ROOM

Coving to ceiling. Double radiator. Wooden bi-folding doors leading onto

CONSERVATORY

Glazed to two sides. Windows with top openers. Double glazed patio doors opening onto garden. Two double radiators. Wall lights. Fitted blinds to the roof. Doorway through to

KITCHEN

Features wood lime ash wall, drawer and base units. Cream working surfaces above. Tiled splashbacks. Space for gas cooker. Concealed extractor above. Space for washing machine. Space for dishwasher. Space for fridge / freezer. Stainless steel sink with mixer tap and drainer. Door and windows facing on to conservatory. Double radiator.

FIRST FLOOR LANDING

Double glazed obscure glass Georgian style window to side. Coving to ceiling. Access to loft. Airing cupboard with rack shelving and houses hot water cylinder.



BEDROOM ONE

Features fitted wardrobes in wood with Louvre doors and bridging unit above to match with bedside cabinets and dressing table. White UPVC double glazed Georgian style windows to front. Single radiator.

BEDROOM TWO

Fitted wardrobes which are floor to ceiling in ivory. Pedestal sink with singular taps. White UPVC double glazed window to rear.

BEDROOM THREE

Single radiator. Double glazed Georgian style window to front.

SHOWER ROOM

Features large corner shower cubicle with wall mounted Aqualisa controls. Glazed sliding doors. Sink set within vanity unit with storage drawers below. Mixer tap. Top flush W.C. Partially tiled walls. Extractor fan. Spotlights to ceiling. Radiator. Two obscure glass double glazed windows to rear.

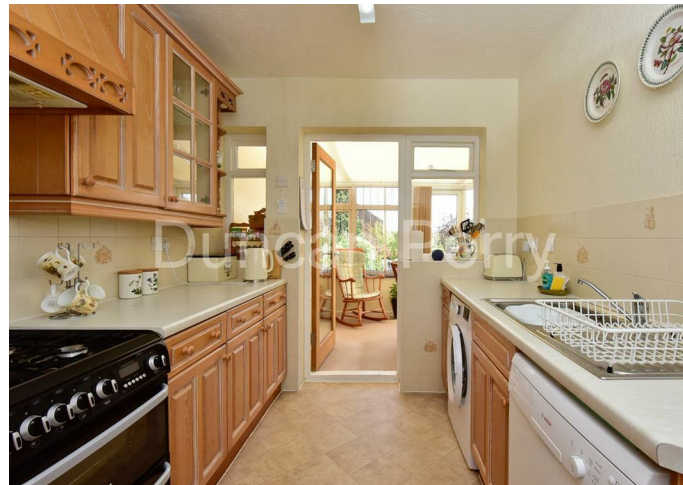
REAR GARDEN

80' (24.38m)

Access from conservatory leading out on to raised patio area flanked by gravelled borders with gateway leading to side and front of property. Steps down to main section of garden which is attractively planted with established mixed borders to side and rear.

FRONT OF PROPERTY

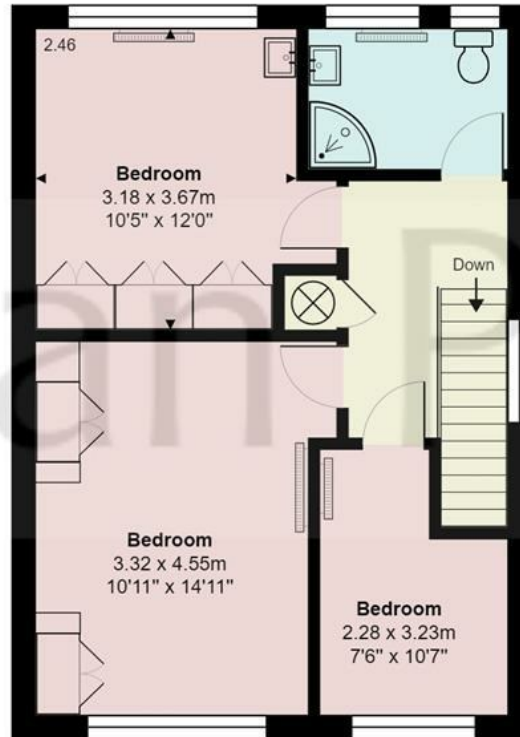
Dwarf wall to front with block paved driveway with parking for several vehicles. Leads on to garage with up and over door. Mixed borders and lawned sections. Block paved pathway leading directly to the property. Open porch with courtesy light leading on to front door.



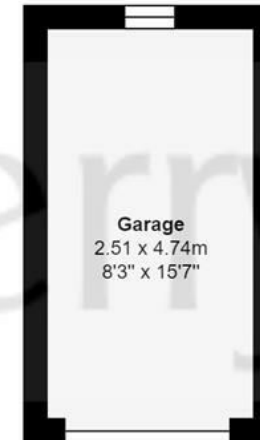




Ground Floor
Area: 62.3 m² ... 670 ft²



First Floor
Area: 48.1 m² ... 518 ft²



Garage
2.51 x 4.74m
8'3" x 15'7"

Sherwood Avenue, Hertfordshire EN6

Total Area: 122.3 m² ... 1317 ft² Inc. Garage

All measurements are approximate and for display purposes only

Duncan Perry



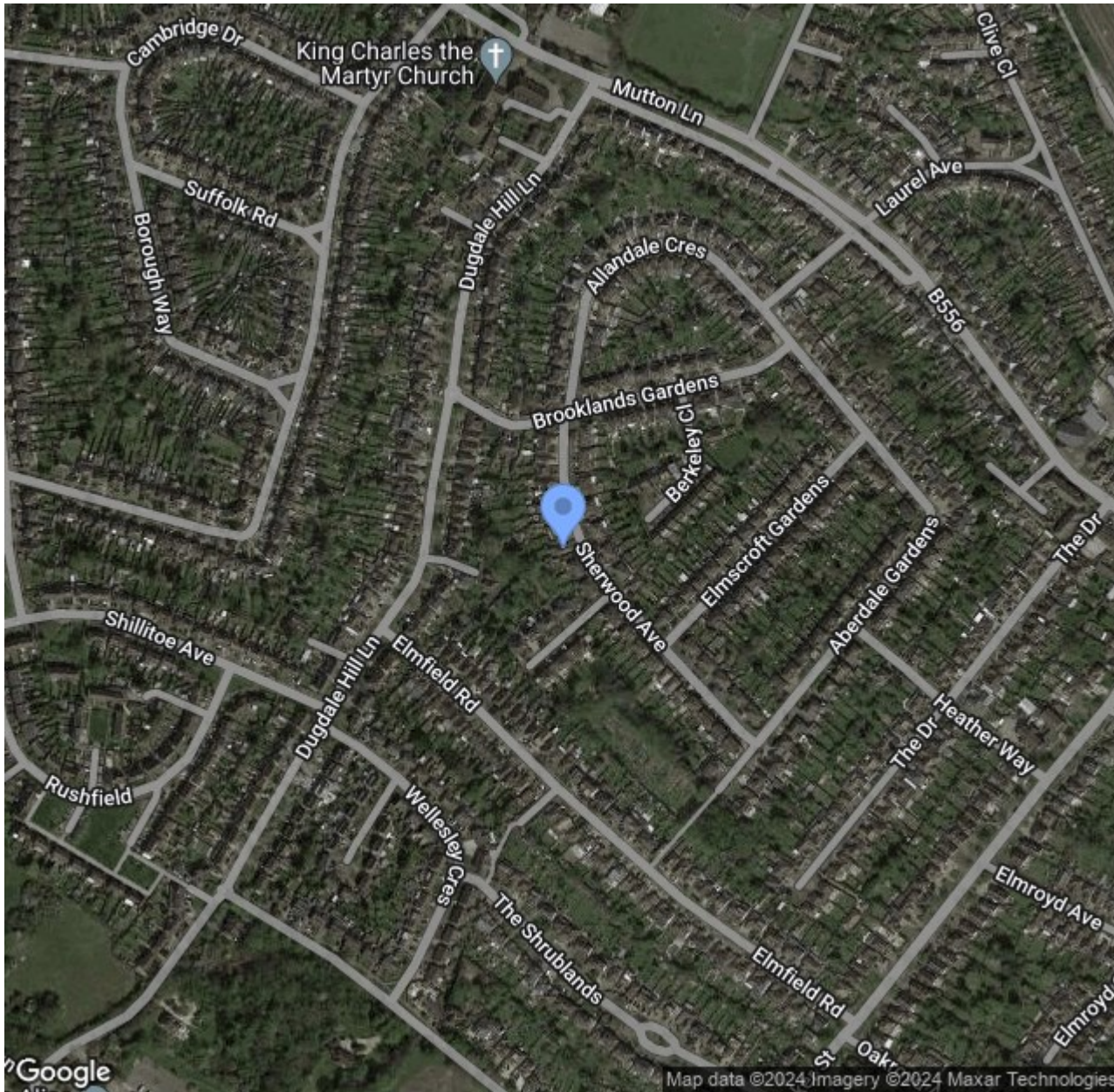
will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.

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



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ 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 ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



The Estate Office, 48A The Broadway, Potters Bar, Herts., EN6 2HW
t. 01707655466 | e. sales@duncanperry.co.uk |

