



**35 Cambridge Drive, Potters Bar, Herts, EN6 3ET**  
**£785,000**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

Available CHAIN FREE is this significantly extended 4-bedroom property located in a popular part of Potters Bar with easy access to shops, station, and popular schools. Ground floor consists of lounge, dining room, kitchen, utility, and cloak room, plus a versatile bed 4/snug. On floors 1 & 2 there are 3 double bedrooms one with ensuite plus a family

bathroom. Externally there is a good-sized rear garden and to the front a driveway for several vehicles plus garage.



- SIGNIFICANTLY EXTENDED FOUR BEDROOM SEMI-DETACHED HOUSE
- LOCATED IN POPULAR PART OF POTTERS BAR
- EASY ACCESS TO SHOPS, STATION AND POPULAR SCHOOLS
- DOWNSTAIRS CLOAKROOM
- BEDROOM FOUR / SNUG
- ENSUITE TO MAIN BEDROOM
- GOOD SIZED REAR GARDEN
- OFF STREET PARKING AND GARAGE
- COUNCIL TAX BAND E - HERTSMERE BOROUGH COUNCIL
- VIEWING ESSENTIAL



Composite front door with spyhole opens into

### ENTRANCE PORCH

White UPVC double glazed obscure glass windows to front and side. Single radiator. Alarm panel. Wood laminate flooring. Georgian style glazed doors open through to

### LOUNGE

Coving to ceiling. Continuation of wood laminate flooring. Covered radiator, Curved radiator to fit bay window. White UPVC double glazed bay fronted window top openers to front. Turn flight stairs to first floor. Under stairs storage cupboard. Wall mounted control for heating and hot water. Doorway through to

### DINING ROOM

Continuation of wood laminate flooring. Features fitted storage cupboards with shelving. Coving to ceiling. Double radiator. Separate storage cupboard. Doorway through to

### GROUND FLOOR BEDROOM / RECEPTION

Continuation of wood laminate flooring. Upright column radiator. Two high level white UPVC double glazed windows. Door leading through to

### GARAGE

Courtesy door with steps down. Glazed barn style doors to front. Wall mounted Valiant boiler. Power and lighting. Mezzanine storage section.

### KITCHEN / BREAKFAST ROOM

Glazed doors from dining room. Kitchen fitted with range of cream wall, drawer and base units with grey quartz working surfaces above with matching upstands. Double eye level oven. 5-ring gas hob in black. Leisure extractor. Splashback to match kitchen surfaces. Space for American style fridge / freezer. Ceramic one and a half bowl sink with matching drainer. Mixer tap. Waste disposal unit. Integrated Hotpoint dishwasher. Integrated undercounter fridge. Spotlights to ceiling. Wall mounted TV point. Built in shelving unit with covered radiator below. Two white UPVC double glazed windows to rear. Doorway through to



### UTILITY ROOM

Storage units in cream. Space for washing machine and space for tumble dryer. Worktop. Double radiator. Tiled floor. Doorway through to

### GROUND FLOOR CLOAKROOM

Features W.C. in white. Sink set within vanity unit with storage cupboards below. Mixer tap. Tiled floor. Coving to ceiling. White column radiator. White UPVC double glazed window to rear.

### FIRST FLOOR LANDING

White UPVC double glazed window to side. Coving to ceiling. White UPVC double glazed window to front. Double radiator.

### BATHROOM

Fitted with white suite comprising of shower / bath with mixer taps. Wall mounted shower with handheld shower attachment. Fixed larger overhead shower. W.C. Sink set within vanity unit with pop up waste and mixer tap. Storage drawers below. Upright towel rail in white. Tiled floor and part tiled walls. Spotlights to ceiling. White UPVC double glazed window to side.

### BEDROOM

White UPVC double glazed windows to rear. Double radiator. Fitted wardrobes with sliding doors in ivory and wood.

### BEDROOM

Spotlights to ceiling. Coving to ceiling. White UPVC double glazed bay-fronted window to front with curved radiator to fit. Fitted wardrobe in cream with wood detailing. Matching storage units.

### SECOND FLOOR LANDING

White UPVC double glazed window to side. Velux style window to front.

### BEDROOM

Spotlights to ceiling. White UPVC double glazed window to rear. Radiator. Separate walk in wardrobe with access via sliding door. Spotlights, hanging rails and shelving. Two Velux style windows to front.







**Cambridge Drive, Hertfordshire EN6**

Total Area: 144.5 m<sup>2</sup> ... 1555 ft<sup>2</sup>

All measurements are approximate and for display purposes only

**Duncan Perry**



## REAR GARDEN

100' approx (30.48m approx)  
 Patio area extending full width of property, laid in Indian sandstone. Outside tap. Outside power point and lighting. Steps down to main section which is predominately laid to lawn with mixed borders. Archway leading through to rear of the garden with wooden pergola. Small pond. Two timber storage units with power and lighting.

## FRONT OF PROPERTY

Block paved driveway providing parking for multiple vehicles. Barn style doors providing access to garage. External lighting. Steps up to front door.

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

## Property Information

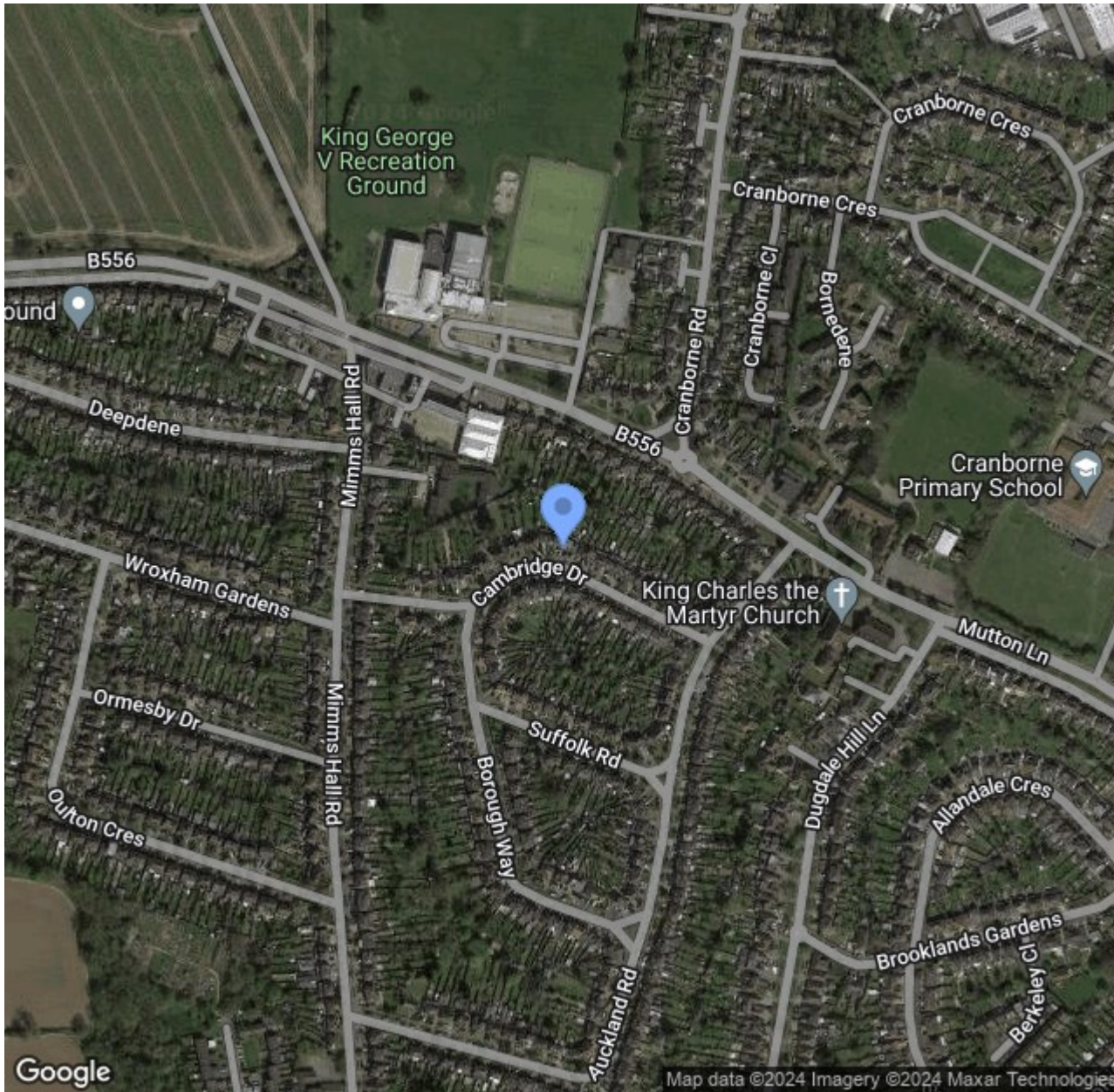
We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have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

## ENSUITE SHOWER ROOM

Wall mounted controls. Fixed overhead shower. Sliding glazed doors. Top flush W.C. Sink set within vanity unit with mixer tap and drawers below. Tiled splashback. Tiled floor. Spotlights to ceiling. Radiator. White UPVC double glazed window to rear.



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

