



**3 Bed  
House - Semi-Detached  
located in Potters Bar**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

**Trewenna Drive**  
**Potters Bar**  
**EN6 5JW**



£540,000

Three bedroom semi-detached family home situated in a quiet location close to good schools & amenities. The property benefits from having open plan living, downstairs cloakroom, good sized bedrooms, modern bathroom, garage and own drive with parking for two cars. Viewing recommended!

Wooden Entrance door with central glazed leaded light panel opens into:

**ENTRANCE HALL**

UPVC obscure glass window to side, single radiator, engineered wood flooring. Door to:

**GROUND FLOOR CLOAKROOM**

Suite comprising top flush W.C. corner wash hand basin with tiled splashback, tiled floor, single radiator, UPVC high level obscure glass window to front.

**DINING ROOM**

UPVC framed double glazed window to side and UPVC framed patio doors to rear, single radiator, continuation of engineered wood flooring, under stairs storage cupboard housing electricity meter and consumer unit. Turn flight staircase leads to the first floor. Open plan aspect to Lounge and Kitchen.

**LOUNGE**

UPVC framed double glazed window to front, single radiator, wall mounted T.V. aerial point, wall light points.

**KITCHEN**

Featuring a range of cream wall, drawer and base units with wood effect working surfaces over, tiled splashbacks, integrated dishwasher, space for washing machine, built-in Bosch electric oven with stainless steel gas hob above and extractor hood over, space for fridge/freezer, louvre door cupboard concealing Worcester Bosch gas boiler, UPVC framed window to rear and UPVC framed part glazed door to rear.

**FIRST FLOOR LANDING**

UPVC framed double glazed window to front, access to partially boarded loft via retractable ladder.

**BEDROOM ONE**

UPVC framed double glazed window to front, single radiator, built-in wardrobes with storage cupboards above.

**BEDROOM TWO**

UPVC framed double glazed window to rear, single radiator, floor to ceiling fitted wardrobes.

**BEDROOM THREE**

UPVC framed double glazed window to rear, single radiator.

**BATHROOM**

White suite comprising of bath with mixer tap, wall mounted shower with large overhead 'rainfall' shower and hand shower attachment, top flush W.C. vanity unit with inset sink, mixer tap and storage cupboards below, spotlights to ceiling, tiled walls and floor, chrome heated towel rail.

**SOUTH FACING REAR GARDEN**

Raised patio area, outside water tap and light. The garden is predominantly laid to lawn, pedestrian side access.

**FRONT OF PROPERTY**

Lawn area with mixed planting. Bloc paved driveway provides parking for several vehicles and leads to

**DETACHED BRICK BUILT GARAGE**

Pitch tiled roof, up and over door, personal door to rear garden.



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.

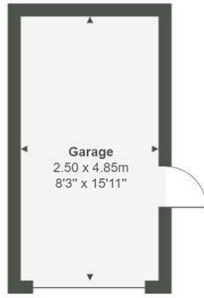
Pursuant to the Estate Agency Act of 1979 we are obliged to inform you that the owner is an employee of this Company.



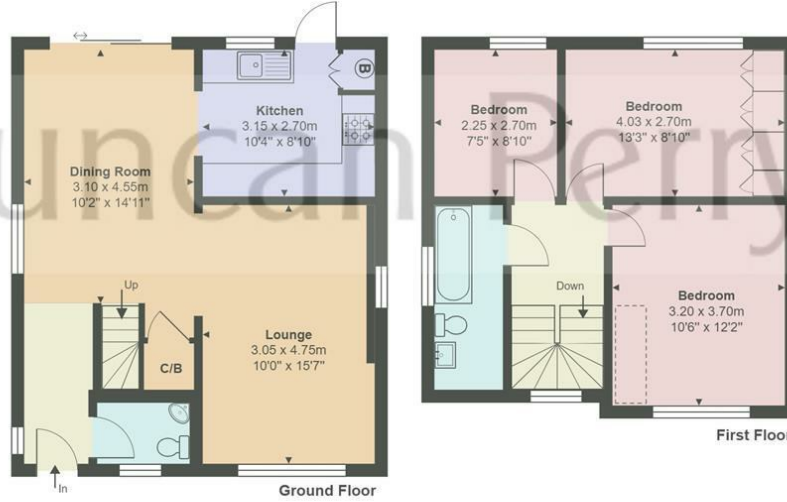


**17 Trewenna Drive, Potters Bar, EN6 5JW**





Duncan Perry



Trewenna Drive, Hertfordshire EN6

Total Area: 102.5 m<sup>2</sup> ... 1104 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Duncan Perry

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**DIRECTIONS**

Please refer to Google Maps using postcode.

**CONTACT**

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