



**3 Bed  
House - Terraced  
located in Potters  
Bar**

Offers Over £430,000



**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL



Ashwood Road  
Potters Bar  
EN6 2QD

We are pleased to offer for sale this pleasant 3 bedroom mid terraced property conveniently situated for local amenities and with good access to transport links. For viewings please call Duncan Perry Potters Bar Office.

Aluminium grey front door with obscure glass with a matching obscure glass panel to the side. Opens into:

#### ENTRANCE HALLWAY

Straight flight stairs to first floor. Wood laminate flooring. Cupboard with louvre doors. Under stairs storage. Single radiator. Doorway through to the lounge.

#### LOUNGE

Continuation of wooden laminate flooring. White UPVC double glazed window to front. Single radiator. Wall mounted tv point. Fireplace (not in use). Double glazed sliding doors leading onto a conservatory.

#### CONSERVATORY

White UPVC double glazed window to two sides. Patio door onto rear garden. Polycarbonate roof. Wall lights. Double radiator.

#### KITCHEN

Accessed from lounge or from hallway. Fitted with a range of wall, drawer and base units in grey with black complimenting working surfaces above. Tiled splashbacks. Integrated double oven. Space for fridge freezer. Four ring gas hob with stainless steel extractor above. Space for dishwasher. Space for washing machine. Stainless steel sink with mixer tap and drainer. White UPVC double glazed window to rear with matching casement door.

#### FIRST FLOOR LANDING

White UPVC double glazed window to rear. Access to loft (with combination boiler). Storage cupboard with rack shelving.

#### BEDROOM ONE

White UPVC double glazed window to front. Single radiator.

Fitted wardrobes in white with bridging unit above. Separate storage cupboard with shelf and hanging rail.

#### BEDROOM TWO

White UPVC double glazed window to front. Single radiator. Storage cupboard with louvre doors.

#### BEDROOM THREE

White UPVC double glazed window to rear. Single radiator. Storage cupboard.

#### BATHROOM

Fitted with a white suite comprising of bath with mixer tap and hand held shower attachment. Pedestal sink with mixer tap. Single radiator. Tiled walls. Tiled floor. White UPVC obscure double glazed window to rear.

#### SEPARATE WC

Fitted with a white closed coupled top flush WC. Single radiator. Tiled walls. Tiled floor. White UPVC double glazed obscure glass window to rear.

#### REAR GARDEN

30ft approximately

Accessed from conservatory or from kitchen leading out onto a patio area. Outside tap. Outside light. Main section of the garden is lawn. To the rear is a timber shed.

Freehold. Council tax band D. Front owned by council, £250 for two cars parking for 3 years..

#### Property Misdescriptions Act

As Agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller as we will not have had sight of the title documents. Before viewing a property, do please check with us as to its availability and also request





clarification or information on any points of particular interest to you to save you a wasted journey.







152 Ashwood Road, Potters Bar, EN6 2QD



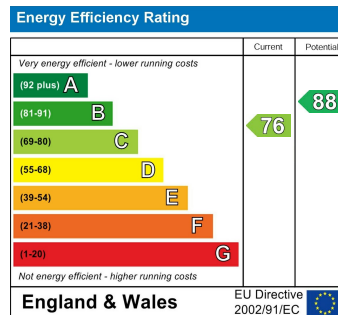




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Total Area: 93.5 m<sup>2</sup> ... 1007 ft<sup>2</sup> (excluding garden)

All measurements are approximate and for display purposes only



## DIRECTIONS

## CONTACT

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