



28 Brooklands Gardens, Potters Bar, Herts, EN6 2LA
£825,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Beautifully presented 4 bedroom bay fronted semi-detached house with top floor master suite, kitchen / family dining room, separate lounge, downstairs cloakroom, superbly landscaped garden with covered BBQ area, resin patio and over 300 sq. ft games / lounge / home office. Viewing essential.



- FOUR BEDROOM BAY-FRONTED SEMI-DETACHED HOUSE
- BEAUTIFULLY PRESENTED
- TOP FLOOR MASTER SUITE
- KITCHEN / FAMILY DINING ROOM
- SEPARATE LOUNGE
- DOWNSTAIRS CLOAKROOM
- SUPERBLY LANDSCAPED GARDEN WITH COVERED BBQ AREA
- RESIN PATIO AND DRIVEWAY
- GAMES LOUNGE / HOME OFFICE
- TENURE - FREEHOLD. COUNCIL TAX BAND E - HERTSMERE COUNCIL



Part obscure double glazed front door opens into

ENTRANCE HALL

Wood flooring. Double radiator. Opaque double glazed window to front. Part stained, part leaded light frosted double glazed window to side, Under stairs cupboard with gas and electric meters.

DOWNSTAIRS CLOAKROOM

Modern white suite comprising top flush W.C and corner wash hand basin with splashback tiling. Opaque double glazed window to side. Wood flooring.

LOUNGE

16'8 x 11'4 (5.08m x 3.45m)

Length measurement taken into bay being double glazed and to front. Single radiator. Feature fireplace. Wood flooring. TV aerial point. Coving to ceiling.

KITCHEN / FAMILY DINING ROOM

22'10 x 17'0 (6.96m x 5.18m)

Kitchen

Narrowing to 14'0. Range of wall and base units featuring cupboards and drawers. Quartz worktops and upstand. Space for range style gas cooker with corresponding extractor hood above. Integrated larder fridge and freezer. Integrated microwave. Wine cooler. Dishwasher and washing machine. One and a half bowl sink unit with mixer tap. Further cupboards below. Breakfast bar. Separate matching dresser unit with display cabinets above. Wood flooring. Double radiator. Concealed Vokara gas central heating boiler.

Family dining room

Wall light points. TV aerial point. Continuing wood flooring. Double glazed windows and double width patio doors to rear. Opaque double glazed window to side. Double glazed ceiling dome.

FIRST FLOOR LANDING

Approached turn flight of stairs from hallway. Double glazed window to side.



BEDROOM TWO

16'8 x 11'2 (5.08m x 3.40m)

Length measurement taken into bay being double glazed and to front. Feature ornamental fireplace. Double radiator. Telephone point. Wardrobes.

BEDROOM THREE

13' 11' (3.96m 3.35m)

Laminate wood effect flooring. Double radiator. Double glazed window to rear.

BEDROOM FOUR

8'5 x 6'9 (2.57m x 2.06m)

Single radiator. Double glazed window to front.

BATH / SHOWER ROOM

9'7 x 6'6 (2.92m x 1.98m)

White suite comprising bath with shower mixer. Top flush W.C. Vanity top wash basin with drawers below. Shower base with glass door. Overhead and hand shower. Tiled walls and floor. Feature leaded light frosted and stained glass double glazed window to rear. Opaque double glazed window to side. Electric shaver point. Chrome heated towel rail.

SECOND FLOOR LANDING

Approached from first floor landing via turn flight of stair case. Double glazed window to side.

BEDROOM ONE

19'9 x 15'10 (6.02m x 4.83m)

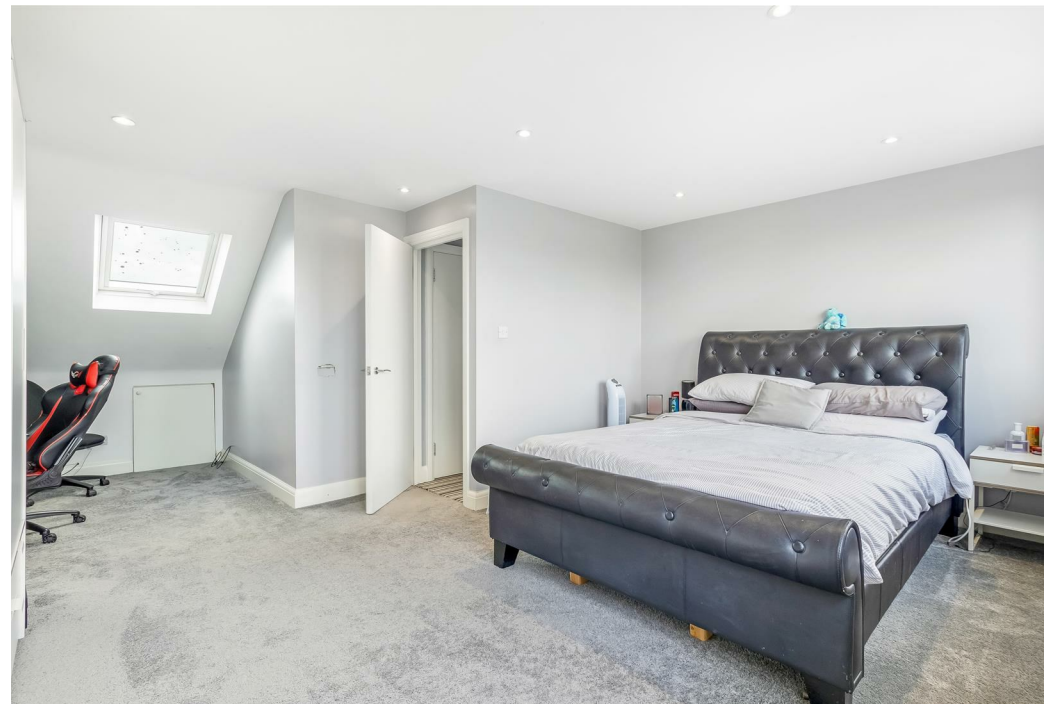
Narrowing to 6'9 and 9'4. Dual aspect with double glazed windows to rear and double glazed Velux skylight to front. Eaves storage access. Double radiator. Ceiling spotlights.

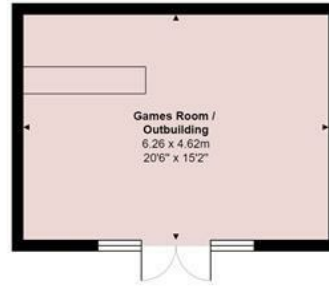
SHOWER ROOM

5'8 x 5'6 (1.73m x 1.68m)

White suite comprising shower cubicle with overhead and hand shower. Top flush W.C. Vanity top wash basin with double width cupboards below. Chrome heated towel rail. Tiled walls and floor. Double glazed Velux skylight to front. Extractor fan.







Outbuilding
Area: 28.9 m² ... 311 ft²



Ground Floor
Area: 59.8 m² ... 644 ft²



First Floor
Area: 48.1 m² ... 518 ft²



Second Floor
Area: 39.2 m² ... 422 ft²

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Total Area: 176.0 m² ... 1895 ft²

All measurements are approximate and for display purposes only



GAMES LOUNGE / HOME OFFICE

19'10 x 15'2 (6.05m x 4.62m)
 Just over 300 Sq. ft. Double glazed, double width doors and windows to front. LED ceiling spotlights. Fitted wood and tiled bar section. Wall mounted TV recess and power point. Display recesses. Wall mounted electric panel heater. High quality wood effect vinyl tiled flooring. Access to front via timber gate and shared driveway.

EXTERIOR FRONT

Predominately resin coated for parking.

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

Property Information

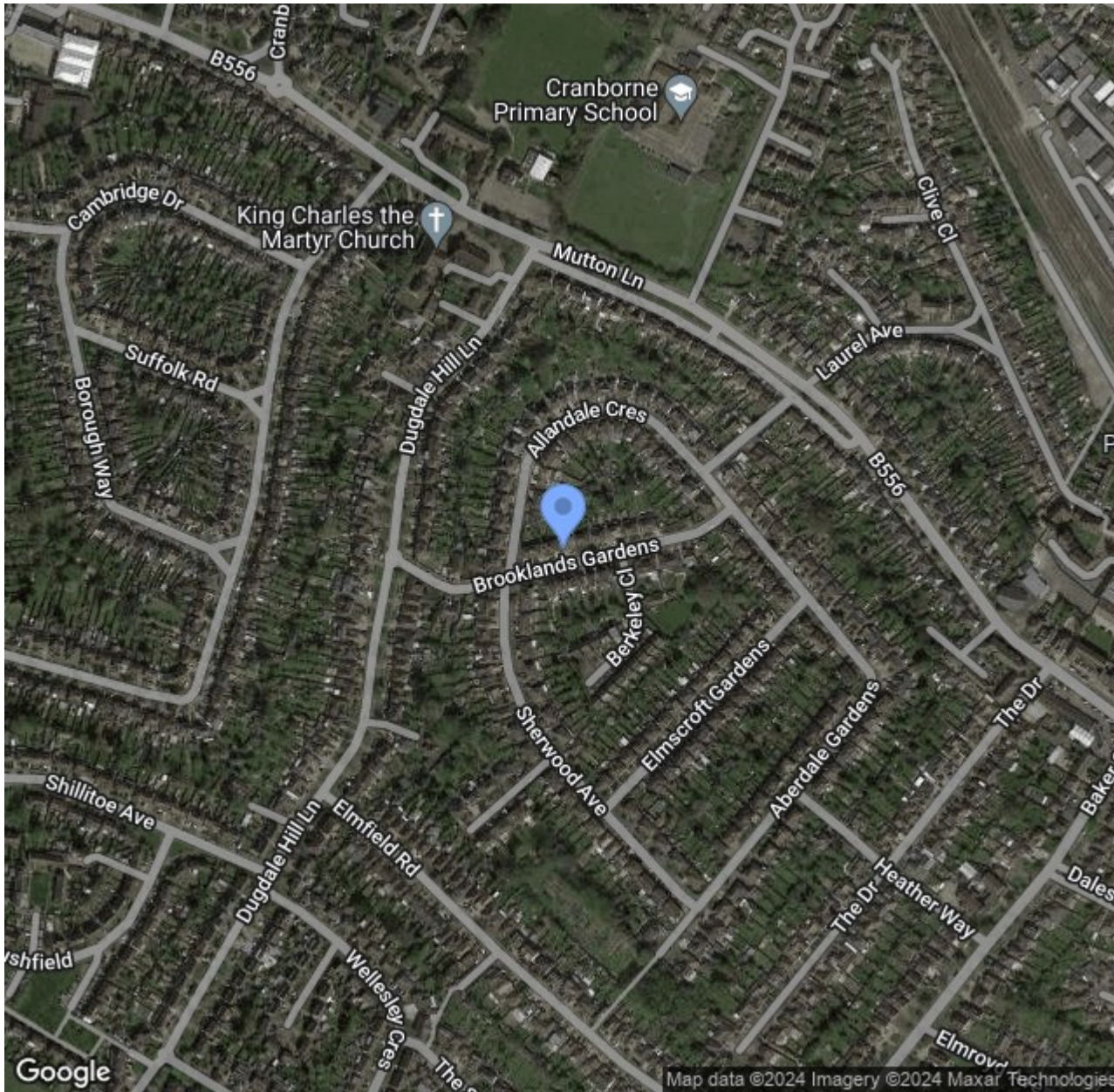
We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have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

EXTERIOR REAR

62' x 23'5 (18.90m x 7.14m)
 Resin bound gravel effect patio with inset circular stone patio. Large timber garden shed. Large cedar wood for seating and BBQ. Remainder of garden is predominately astro turfed with timber fencing panel to either side. To rear of garden is



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
77	57		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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