



**77 Aberdale Gardens, Potters Bar, Herts, EN6 2JF**  
**£648,000**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

Available CHAIN FREE rarely available larger than average 3 bedroom semi-detached house occupying a corner plot in a popular location close to shops, station and good schools. Whilst the property would benefit from some updating it provides lots of scope to improve and extend (STPPP). Viewings by appointment only.



- LARGER THAN AVERAGE THREE BEDROOM SEMI-DETACHED HOUSE
- OCCUPYING A CORNER PLOT
- POPULAR LOCATION CLOSE TO SHOPS, STATION AND POPULAR SCHOOLS
- SCOPE TO IMPROVE AND EXTEND (STPP)
- DOWNSTAIRS CLOAKROOM
- FAMILY BATHROOM
- GARAGE AND OFF STREET PARKING
- CHAIN FREE!
- COUNCIL TAX BAND E - HERTSMERE BOROUGH COUNCIL
- VIEWING RECOMMENDED



Wooden front door with central glazed obscure glass panel. Opens into

### **ENTRANCE HALLWAY**

Coving to ceiling. Wood parquet flooring. Single radiator. Turn flight of stairs to first floor. Under stairs storage cupboard. Door to

### **CLOAKROOM**

Close coupled W.C. Single radiator. Sink set within vanity unit with cupboard below. Singular taps. Tiled splashback. Obscure glass window to front.

### **LOUNGE / DINER**

Continuation of wood parquet flooring. Coving to ceiling. Fireplace with tiled hearth and surround (not in use). White UPVC double glazed window to front. Double radiator. Aluminium double glazed sliding patio doors to rear.

### **KITCHEN**

Featuring a range of wall, drawer and base units in cream with wood detailing with matching wooden working surfaces above. Tiled splashbacks. Integrated NEFF 4-ring gas hob. Concealed extractor above. Separate Hotpoint double oven. Space for washing machine. Space for undercounter fridge. Space for a separate freezer. Stainless steel sink with drainer and mixer taps. Cupboard housing Potterton boiler. White UPVC double glazed window to rear with matching casement door. Tiled floor. Separate deep larder cupboard with shelving. White UPVC double glazed window to side. Serving hatch leads through to lounge / diner.

### **FIRST FLOOR LANDING**

At midpoint is a large white UPVC double glazed obscure window to side. Single radiator. Access to loft.

### **BEDROOM ONE**

Coving to ceiling. White UPVC double glazed window to front. Single radiator. Separate storage cupboard.



## BEDROOM TWO

Coving to ceiling. White UPVC double glazed window to front. Single radiator. Separate storage cupboard.

## BEDROOM THREE

Coving to ceiling. Single radiator. White UPVC double glazed window to front. Separate storage cupboard.

## BATHROOM

White suite comprising of bath with mixer tap and handheld shower attachment. Wall mounted shower. Sink set within vanity unit with singular taps and storage cupboards below. Close coupled top flush W.C., Single radiator. Tiled walls. White UPVC double glazed obscure glass window to side. Separate airing cupboard with rack shelving and hot water cylinder.

## REAR GARDEN

60' x 37' (18.29m x 11.28m )

Access either from lounge via patio doors or from kitchen. Lead out onto a paved patio area. Outside security light. Outside tap. Main section of garden is laid to lawn with mixed borders and hedging. Timber shed. Rear of property there's access to a garage via courtesy door. Garage approached from Heather Way. Off street parking and access to garage via an up and over door. Gated access to front of property.

## FRONT OF PROPERTY

Lawned area at front which extends round to side of property. Dwarf wall pathway leading to front door with step up to an open porchway. Gated access at the side of property leading into garden.

N.B Lounge windows at front of property have external wooden shutters.

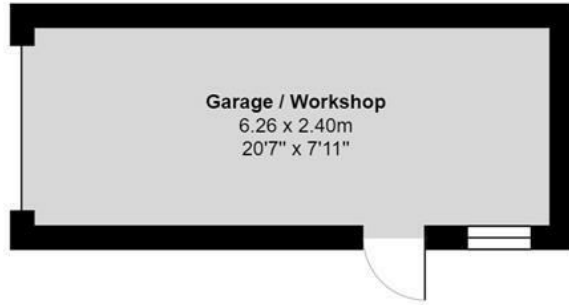
Tenure - Freehold. Council tax band E - Hertsmere Borough Council.

Property Misdescriptions Act

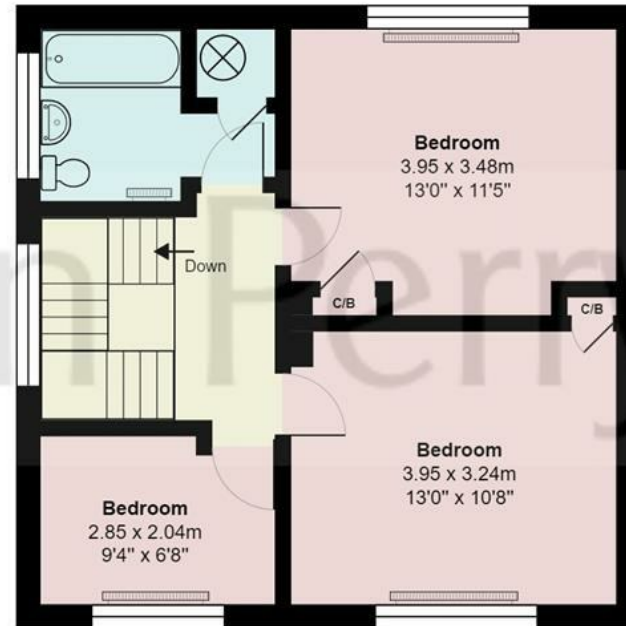
As Agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain







**Ground Floor**  
Area: 48.4 m<sup>2</sup> ... 521 ft<sup>2</sup>



**First Floor**  
Area: 49.0 m<sup>2</sup> ... 528 ft<sup>2</sup>

## Aberdale Gardens, Hertfordshire EN6

Total Area: 112.4 m<sup>2</sup> ... 1210 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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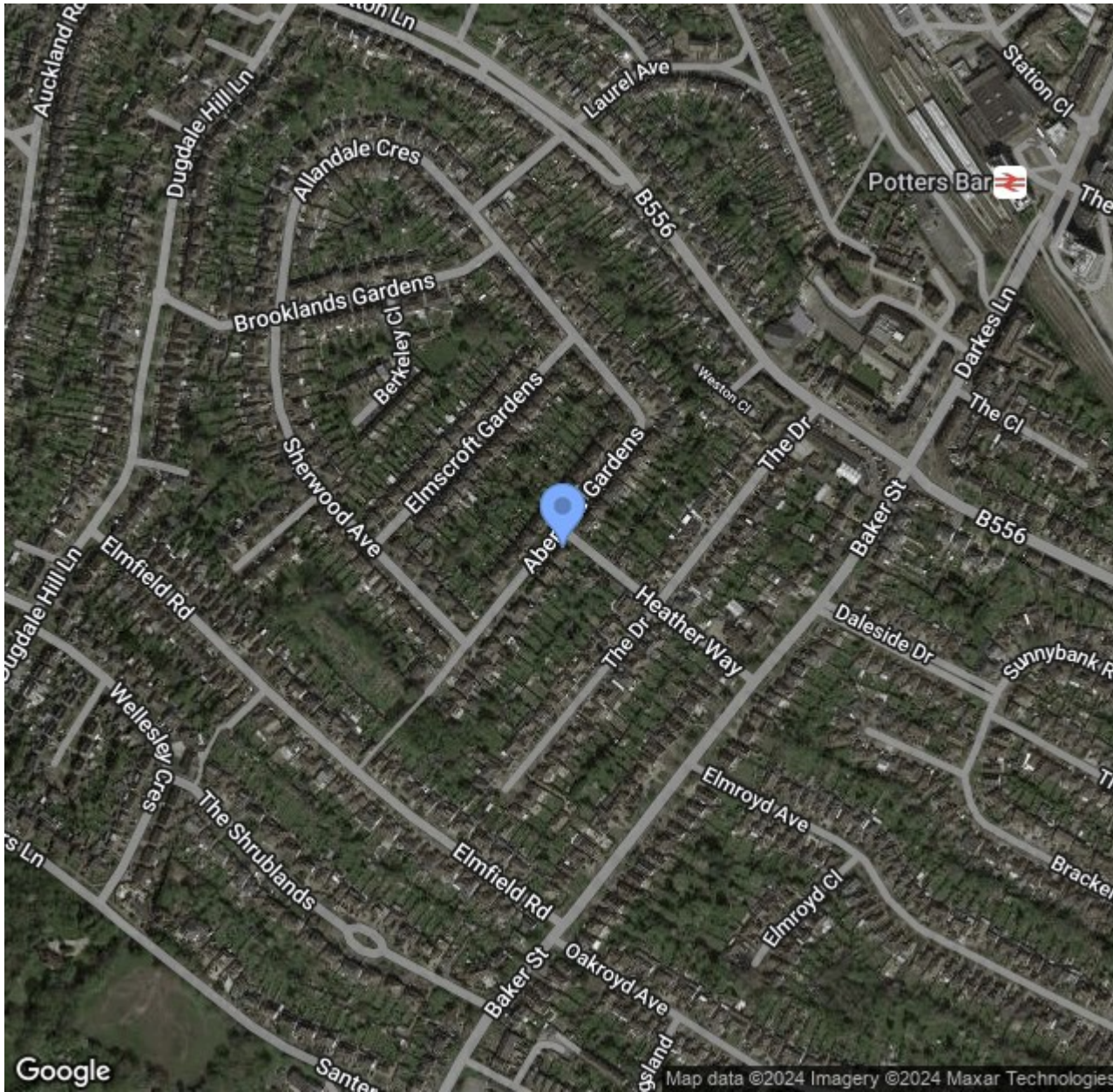


availability and also request clarification or information on any points of particular interest to you to save you a wasted journey.

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



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Very environmentally friendly - lower CO <sub>2</sub> emissions
81-90 A	86	10-15 A	
61-80 B		16-20 B	
41-60 C	69	21-25 C	
21-40 D		26-30 D	
1-20 E		31-35 E	
0-20 F		36-40 F	
0-20 G		41-45 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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