



31 The Shrublands, Potters Bar, Hertfordshire, EN6 2BN
£825,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Located in this popular road close to Dame Alice Owens school is this extended 3 bedroom semi detached house featuring a lounge/diner, kitchen/breakfast room, utility, cloakroom, south westerly garden, garage and driveway. Viewings by appointment



- SEMI DETACHED THREE BEDROOM HOUSE
- OPEN PLAN LOUNGE
- DINING ROOM
- KITCHEN/DINER
- UTILITY ROOM
- GARAGE
- OFF STREET PARKING
- FAMILY BATHROOM
- COUNCIL TAX BAND F - HERTSMERE
- VIEWING ADVISED



Wooden front door with glazed Georgian style panels opening into:

HALLWAY

Double radiator. Dado rail. Coving to ceiling. Solid hardwood flooring. Turn flight stairs to first floor. Under stairs storage cupboard. plus storage cupboard opposite cloakroom. Door to:

CLOAKROOM

Tiled walls. Tiled floor. Single radiator. Corner sink with singular taps. Closed coupled WC. Spotlights to ceiling. Wall mounted extractor fan.

OPEN PLAN LOUNGE

Continuation of solid wood flooring from hallway. Coving to ceiling. Dado rail. White UPVC double glazed bay front window to front with Georgian bars. Double radiator. Room continues via an archway to:

DINING ROOM

Continuation of solid wooden flooring. Coving to ceiling. Dado rail. Double radiator. White UPVC sliding patio doors onto the garden. Doorway through to:

KITCHEN /DINER

Fitted with a range of medium wood wall, drawer and base units with complimenting working surfaces above. Tiled splashbacks. Space for a range style gas cooker and above is a stainless steel/ glass extractor. Space for a dishwasher. Under counter fridge. Stainless steel sink with mixer tap and drainer. Spotlights to ceiling. Concealed lighting. Tiled flooring. Double radiator. White UPVC casement doors to rear. Doorway through to:

UTILITY ROOM

Base units to match the kitchen and working surfaces to match the kitchen. Space for washing machine & tumble drier. Stainless steel sink with mixer tap and drainer. Tiled floors matching kitchen. White UPVC double glazed casement door to rear. White UPVC double glazed window to side. Doorway through to:



GARAGE

Power and lighting. Houses the Valliant boiler and Mega flow hot water cylinder. Fuse board.

FIRST FLOOR LANDING

White UPVC double glazed window to side. Coving to ceiling. Access to loft via a drop down ladder. Loft is fully boarded. Cupboard with rack shelving and controls for under floor heating to bathroom.

BEDROOM ONE

Coving to ceiling. White UPVC double glazed bay front window to front. Fully fitted wardrobes in cream with courtesy lighting.

BEDROOM TWO

Coving and spotlights to ceiling. Single radiator. White UPVC double glazed window to rear. Wardrobe with hanging rail, shelf and courtesy lighting. Wall mounted TV point. Dado rail.

BEDROOM THREE

Coving to ceiling. Single radiator. White UPVC double glazed window to front. Fitted wardrobes in cream with storage cupboards above with dressing table section and further drawer storage.

BATHROOM

Fitted with a walk in shower with large fixed glazed screen, wall mounted controls, large overhead shower attachment and separate handheld shower attachment. White bath with side mounted mixer taps and hand held shower attachment. Wall hung sink with mixer tap. Concealed cistern WC with integrated flush. Column radiator. Tiled walls. Tiled floor. Underfloor heating. White UPVC obscure glass window to rear. Spotlights to ceiling. Extractor fan to ceiling.

REAR GARDEN

Access from kitchen, dining room or utility room. Leads out onto a patio area. Outside lighting. Outside tap. Main section of the garden is lawn with retained borders to side and to rear. End of garden is a large timber storage unit. Further small timber unit. Both timber units have power and lighting. Further patio area.







Shrublands, Hertfordshire EN6

Total Area: 135.7 m² ... 1460 ft²

All measurements are approximate and for display purposes only

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Freehold. Council tax band F
- Hertsmere council

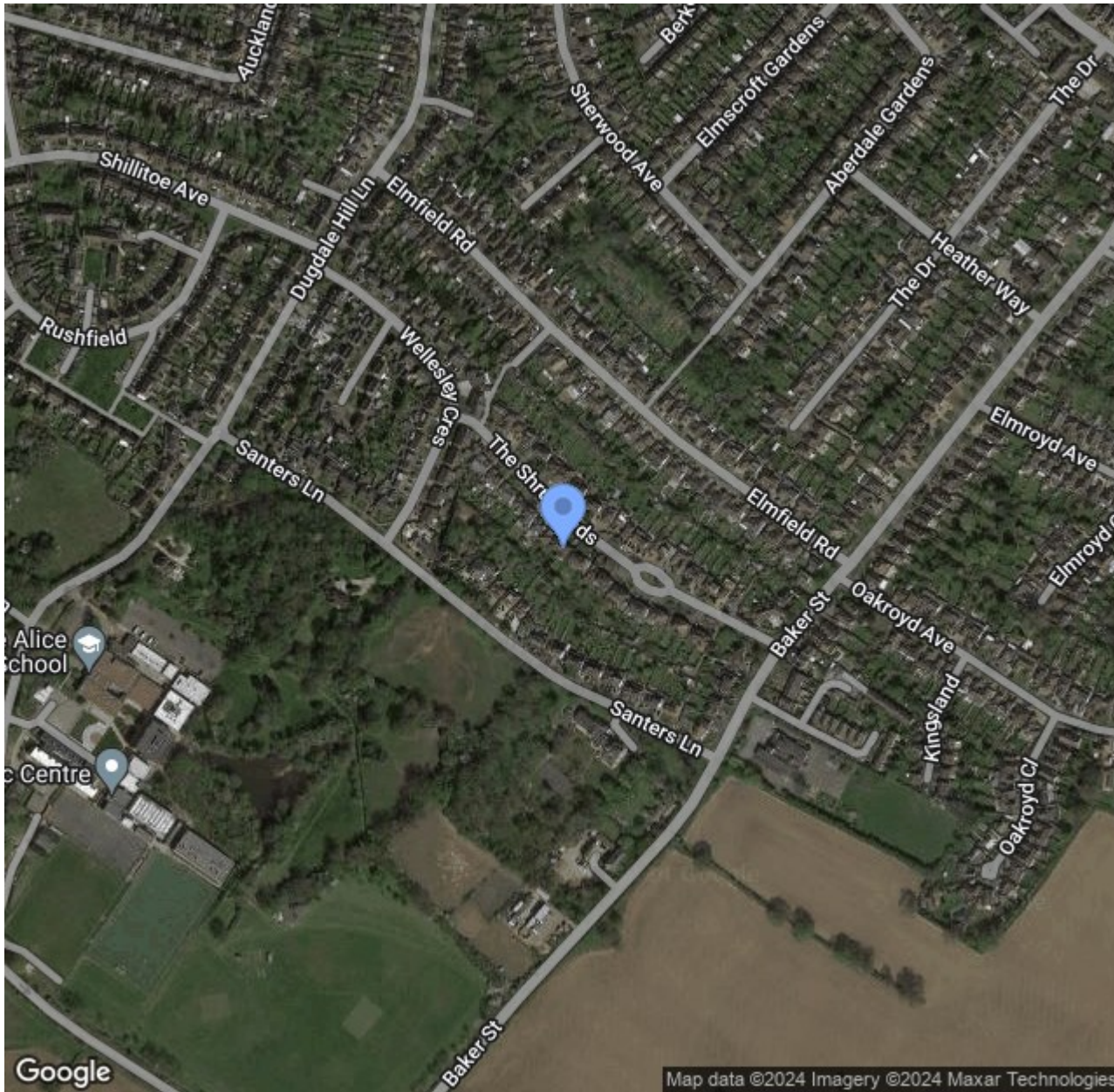
Property Misdescriptions Act
As Agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor if there are any 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.

FRONT OF PROPERTY

Wall to front. Block paved driveway with parking for several vehicles. Lawned area. Steps up to the front door where there is an open porch which extends to the side where you approach the garage via an up and over door. Outside lighting. Outside power point.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
73	78	62	73
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions
95-100 A	95-100 A	100-100 A	100-100 A
81-94 B	81-94 B	95-100 B	95-100 B
69-80 C	69-80 C	90-94 C	90-94 C
55-68 D	55-68 D	85-89 D	85-89 D
44-54 E	44-54 E	80-84 E	80-84 E
35-43 F	35-43 F	75-79 F	75-79 F
2-34 G	2-34 G	70-74 G	70-74 G
1-20 H	1-20 H	65-69 H	65-69 H
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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