3 Bed

House - Semi-Detached

located in Potters Bar

Duncan Perry
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Tempest Avenue
Potters Bar
EN6 5LH

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£550,000

Situated close to Oakmere Park this extended three bedroom semi-detached house features a ground floor cloakroom, gas central heating and double glazing. Attractive 76' rear garden and is offered Chain Free.

Lead' light double glazed entrance door opens into:

ENTRANCE PORCH
Double glazed window to side and lead light double glazed window to front. Frosted double glazed door opens into:

ENTRANCE HALL
Double radiator, telephone point.

GROUND FLOOR CLOAKROOM
Modern white suite comprising top flush w.c., vanity topped wash basin with double width cupboards below, double radiator, half tiled walls, frosted double glazed window to side, access to understairs storage cupboard with gas and electricity meters.

LOUNGE/DINING ROOM
20'4 x 13'7 widening to 14'
Fireplace with gas coal effect living flame fire, double and single radiators, leaded light double glazed bay window to front.

KITCHEN
13'6 x 9'
Range of wall and base units in white hi-gloss featuring cupboards and drawers, marble effect working surfaces, single drainer stainless steel sink, electric ceramic hob with extractor hood above, space for dishwasher, washing machine and fridge/freezer, fitted Moffat gas oven and grill, laminate wood effect flooring, tiled walls, wall mounted gas central heating boiler, double glazed window and frosted casement door to:

CONSERVATORY
9'9 x 6'6
Double glazed windows to either side and double glazed sliding door to rear, tiled floor, lighting and power.

FIRST FLOOR LANDING
Approached from the entrance hall via turn flight staircase. Frosted double glazed window to side, double glazed window to rear, built-in overstairs cupboard, access to loft with light via aluminium retractable ladder.

BEDROOM ONE
11'9 x 11'3 (into wardrobes)
Three double width wardrobes with hanging rails and shelving, matching dressing table, single radiator, lead light double glazed bay window to front with rooftop views.

BEDROOM TWO
10'7 x 7'9
Single radiator, lead light double glazed window to front with rooftop views.

BEDROOM THREE
8'4 x 8
Single radiator, double glazed window to rear, built-in cupboard.

BATHROOM
6 x 5'7
Suite comprising bath with shower mixer tap and grab handles, pedestal wash hand basin, close coupled w.c., tiled walls, single radiator, frosted double glazed window to rear.

EXTERIOR

REAR GARDEN
76'5 x 26'
Split level paved patio immediately to the rear of the property, external lighting point. Lawn area with stepping stone path having flower and shrub borders to either side. An additional crazy paved patio towards the rear of the garden with a further patio area to the rear of the garden being well secluded by shrubs and fencing panels. Small timber garden shed.

CONCRETE SECTIONAL GARAGE
16' x 8'10
Up and over door to front, windows to rear, power point. Access to front via shared concrete driveway with external water point.

FRONT
Concrete parking area combined with lawn and shrub/rose borders with palm trees and hedging, external lighting point.

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.

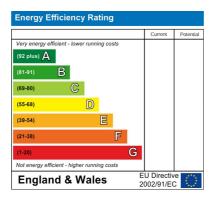**59 Tempest Avenue, Potters Bar, EN6 5LH**

Conservatory
3.02 x 2.00m
9'11" x 6'7"

Single Garage
(unmeasured)

B

Kitchen
4.16 x 2.73m
13'8" x 9'0"

2.36

Dining Room
4.28 x 2.56m
14'1" x 8'5"

C/B

Up

Ent. Hall

Lounge
4.28 x 3.60m
14'1" x 11'10"

2.30

Bedroom
2.42 x 2.56m
7'11" x 8'5"

Down

C/B

2.28

Bedroom
3.72 x 3.64m
12'2" x 11'11"

Bedroom
2.34 x 3.23m
7'8" x 10'7"

Ground Floor
Area: 54.5 m² ... 587 ft²

First Floor
Area: 37.5 m² ... 404 ft²

Tempest Avenue, Hertfordshire EN6

Total Area: 105.4 m² ... 1134 ft²
All measurements are approximate and for display purposes only

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DIRECTIONS

Please refer to google maps using property post code

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