



**3 Bed  
House - Semi-Detached  
located in Potters Bar**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

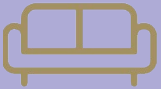
**Neville Close  
Potters Bar  
EN6 2AG**



3



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**Offers In The Region Of  
£510 000**

CASH BUYERS ONLY! This CHAIN FREE property is situated in a cul-de-sac close to Potters Bar Town Centre with mainline railway services and local shops this extended three bedroom semi-detached features garage & carport, ground floor cloakroom, gas central heating, double glazing and an 80' deep rear garden which tapers to 40' at the rear. Structural issues with rear extension means this property requires special building work. Contact Agent for details.

CHAIN FREE and situated in a cul-de-sac close to Potters Bar Town Centre with mainline railway services and local shops this extended three bedroom semi-detached features garage & carport, ground floor cloakroom, gas central heating, double glazing and an 80' deep rear garden which tapers to 40' at the rear.

Part frosted leaded light and stained glass entrance door opens into:

**ENTRANCE HALL**

Wood effect floor covering, frosted leaded light and obscure double glazed window to front, double radiator, understairs cupboard housing gas and electricity meters, built-in cupboard.

**GROUND FLOOR CLOAKROOM**

White suite comprising top flush w.c. and pedestal wash hand basin, tiled walls, tile effect floor covering, single radiator, frosted double glazed window to side.

**LOUNGE/DINING ROOM**

27'5 x 10'

Double glazed bay window to front with lead light top lights, two double radiators, wall light points, wall mounted electric fire, part laminate wood effect flooring.

**KITCHEN/DINER**

15'1 x 9'1 widening to 15'

Range of wood fronted wall and base units featuring cupboards and drawers, worktops with one and half bowl stainless steel sink unit, space for electric cooker with extractor hood above, space for refrigerator, wall mounted Baxi gas central heating boiler, tiled splashbacks, tile effect floor covering, double glazed window and sliding patio doors to rear garden, double radiator, multi-paned bi-fold doors to lounge/dining room and frosted double glazed casement door to:

**LEAN TO/UTILITY ROOM**

16'4 x 6' tapering (average width)

Door to front, part glazed door and window to rear, space for fridge/freezer, washing machine and tumble dryer, personal door to garage.

**FIRST FLOOR LANDING**

Approached via a straight flight staircase from the entrance hall. Frosted double glazed window to side, access to lot via retractable ladder, overstairs cupboard.

**BEDROOM ONE**

14'10 x 10'1

Double glazed bay window to front, double radiator.

**BEDROOM TWO**

11'10 x 10'2

Fitted cupboard housing the hot water tank, further fitted cupboard, double radiator, picture rail, double glazed window to rear.

**BEDROOM THREE**

8 x 5'5

Single radiator, double glazed window to front.

**BATHROOM**

6'6' x 5'4

White suite comprising bath with shower mixer, pedestal wash hand basin, top flush w.c., laminate wood effect flooring, tiled walls, heated towel rail, frosted double glazed window to rear.



## EXTERIOR

### CONCRETE SECTIONAL GARAGE

18' x 7'10

Up and over door to front, light and power connected, windows to rear, personal door to Lean-to/Utility Room.

### REAR GARDEN

80' deep approximaely and tapering x 40' wide to t  
Paved patio in two areas, predominantly laid to lawn , two timber garden sheds.

### FRONT

Predominantly bloc-paved for parking leading to a:

### TIMBER ROOFED CAR PORT

16'10 x 7'10 at the narrowest point and 11'8 at it  
Leading to the garage, personal door to Lean-to/Utility Room.

Freehold  
Council Tax Band D - Hertsmere Council

Property Information



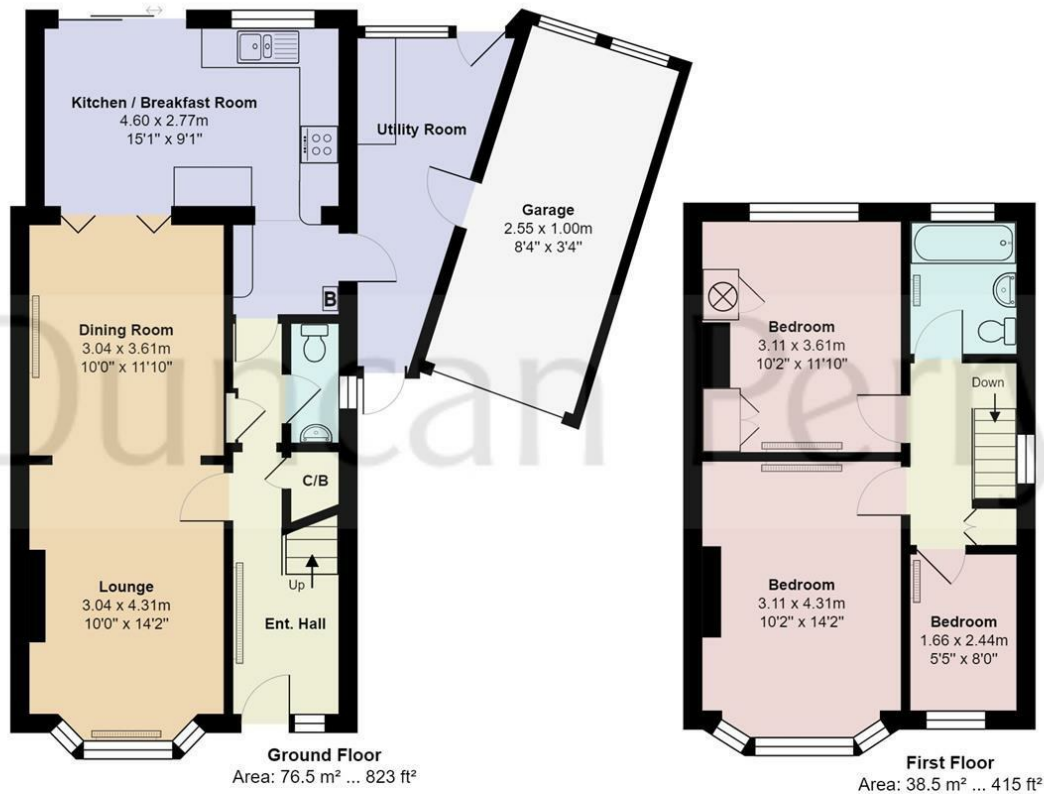
We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have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





**12 Neville Close, Potters Bar, EN6 2AG**



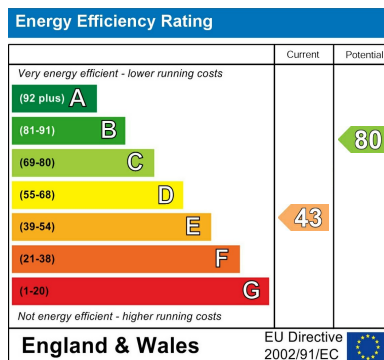


## Neville Close, Hertfordshire EN6

Total Area: 115.0 m<sup>2</sup> ... 1238 ft<sup>2</sup>

All measurements are approximate and for display purposes only

# Duncan Perry



### DIRECTIONS

Please refer to Google Maps using postcode.

### CONTACT

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