



40 Oakfield Close, Potters Bar, Herts, EN6 2BE
£585,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Duncan Perry offers this FOUR BEDROOM TOWN HOUSE CHAIN FREE. Property features three double bedrooms, one ground floor, with en-suite bathroom and utility space. Further family bathroom and en-suite shower. Attractive terrace garden and off street parking. Short walk to mainline station, shops and schools.



- FOUR BEDROOM SEMI DETACHED TOWN HOUSE
- SHORT WALK TO SHOPS, MAIN LINE STATION AND SCHOOLS
- CHAIN FREE
- GROUND FLOOR BEDROOM AND EN-SUITE BATHROOM
- UTILITY STORAGE ROOM
- THREE DOUBLE BEDROOMS, ONE ENSUITE SHOWER ROOM. FURTHER FAMILY BATHROOM
- LOUNGE/DINER
- TERRACE GARDEN
- OFF STREET PARKING FOR TWO VEHICLES
- FREEHOLD. COUNCIL TAX BAND F - HERTSMERE COUNCIL



Wooden front door with obscure glazed panels opening into:

HALLWAY

Coving to ceiling. Straight flight stairs to first floor. Double radiator. Wooden laminate flooring. Wall mounted consumer unit.

UTILITY SPACE

Range of wall units featuring cupboards and drawers. Stainless steel sink with mixer tap and drainer. Space for fridge. Wooden laminate flooring. Coving to ceiling. Single radiator. Extractor fan.

GROUND FLOOR BEDROOM

Coving to ceiling. Georgian style window to front. Double radiator. Wooden laminate flooring.

GROUND FLOOR BATHROOM

White suite comprising large raised bath with mixer tap and hand held shower attachment. White pedestal sink with mixer tap. White top flush WC. Part tiled walls. Tiled floor. Single radiator. Coving to ceiling. Spotlights to ceiling. Extractor fan. Cupboards featuring shelves.

FIRST FLOOR HALLWAY

Coving to ceiling. Turn flight stairs to second floor.

KITCHEN/BREAKFAST ROOM

Range of white wall, drawer and base units with white working surfaces above. Space for fridge freezer. Whirlpool gas hob with Siemens electric oven below. Space for dishwasher. Space for washing machine. Stainless steel one and a half bowl sink with drainer and mixer tap. Tiled floor. Part tiled walls. Wall mount British Gas boiler. Double radiator. White UPVC window to rear. White UPVC French doors to rear garden from breakfast area. Coving to ceiling.



LOUNGE/DINER

Lounge Section

Coving to ceiling. Double radiator. Full height white UPVC Georgian style window to front with fixed UPVC glass panel below.

Dining section

White Georgian style window to front. Single radiator. Coving to ceiling.

SECOND FLOOR HALLWAY

Coving to ceiling. Cupboard housing hot water tank and rack shelving. Single radiator. Loft hatch. Loft is part boarded with aluminium ladder.

BEDROOM TWO

White UPVC Georgian style window to front. Single radiator. Coving to ceiling. Wood laminate flooring.

ENSUITE

White suite comprising sink set within vanity unit with cupboard below. Tiled splashback with mirror above and light. Shower cubicle with glazed door, wall mounted controls and fixed overhead shower. Shower area is fully tiled. Tile effect flooring. Single radiator. Extractor fan.

BEDROOM THREE

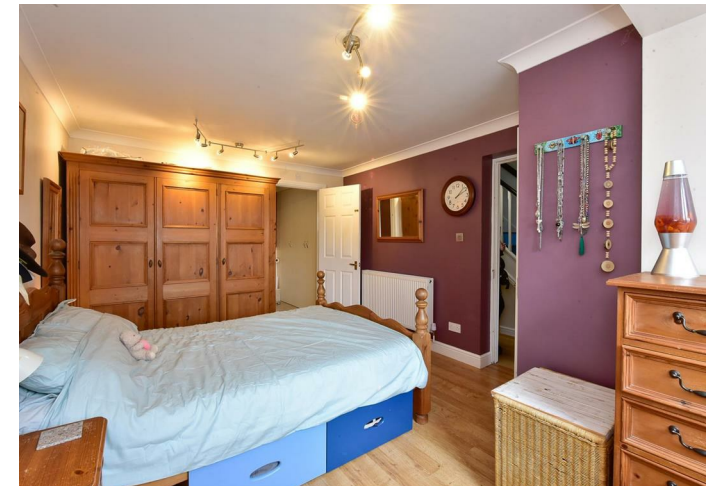
White UPVC window to rear. Coving to ceiling. Single radiator.

BEDROOM FOUR

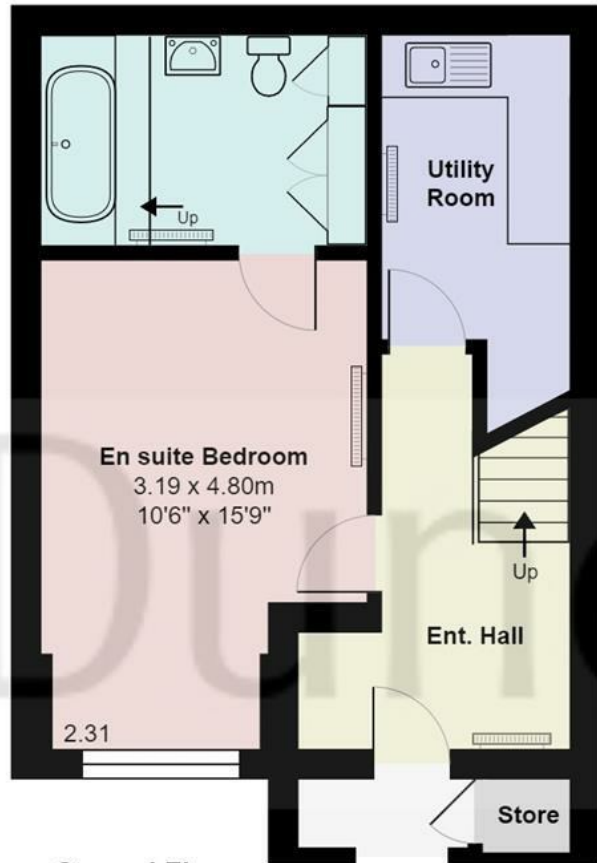
Coving to ceiling. White UPVC window to rear. Single radiator.

FAMILY BATHROOM

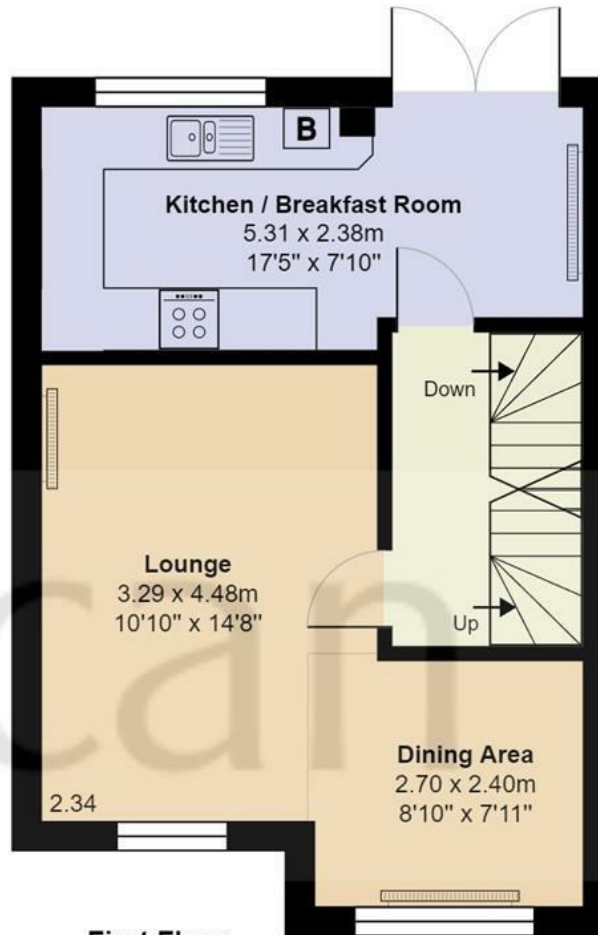
White suite comprising bath with mixer tap and hand held shower attachment. White WC. Pedestal sink with singular taps. and tiled splashback. Single radiator. Extractor fan. Tiled floor. Part tiled walls. Coving to ceiling. White UPVC window to front with obscured glass.



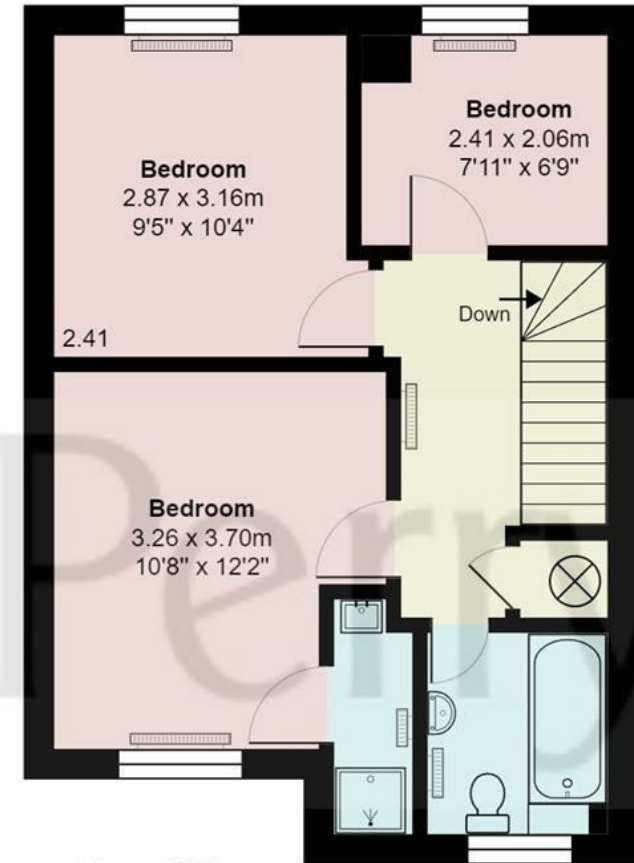




Ground Floor
Area: 38.9 m² ... 418 ft²



First Floor
Area: 39.4 m² ... 424 ft²



Second Floor
Area: 40.3 m² ... 434 ft²

Oakfield Close, Hertfordshire EN6

Total Area: 118.6 m² ... 1276 ft²

All measurements are approximate and for display purposes only

Duncan Perry



FRONT OF PROPERTY

Block paved drive with parking for two vehicles. Flower beds with mature plants. Outside tap. Covered gas meter. Step up to open porch with automatic night-light. Inside porch cupboard with shelving and covered electric gas meter. At side of property, shared access pathway with access to rear garden.

NB The bottom floor can be used a separate living space for a family member/lodger.

Freehold. Council tax band F - 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.

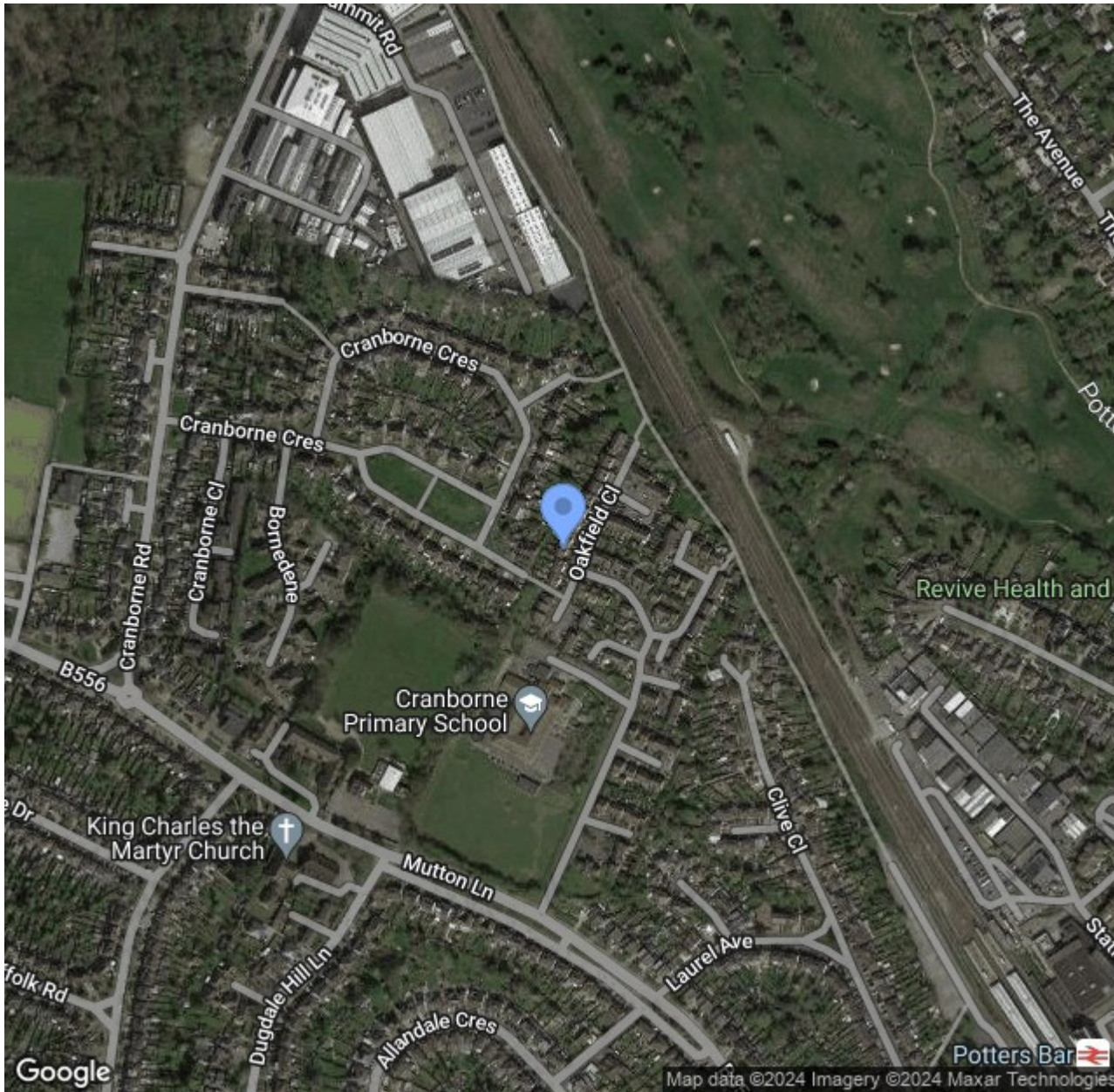
REAR GARDEN

32'9" (10m)

Accessed from French doors from kitchen or from side gate onto patio area. Westery facing terrace garden with mature shrubs and trees. Steps up to further patio area at rear. Fences to all sides. Outside water tap. Outside wall lights.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
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
A	A	A	A
79-91	84-91	20-40	20-40
B	B	41-45	41-45
69-78	79-83	46-48	46-48
C	C	49-51	49-51
55-68	69-78	52-54	52-54
D	D	55-57	55-57
46-54	55-68	58-60	58-60
E	E	61-63	61-63
31-45	46-54	64-66	64-66
F	F	67-69	67-69
21-30	31-45	70-72	70-72
G	G	73-75	73-75
1-20	21-30	76-78	76-78
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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