



**3 Bed
House - End
Terrace
located in Potters
Bar**

Price Guide £650,000



Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Udale Close
Potters Bar
EN6 3HP

Duncan Perry are delighted to bring to the market this BRAND NEW 3-bedroom property that is scheduled for completion in SEPTEMBER 2024. Located in DAME ALICE OWEN catchment being 328.3 metres from the highly sought after school.

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.

The property will be finished to a high specification and is arranged over 3 floors with the ground floor featuring:

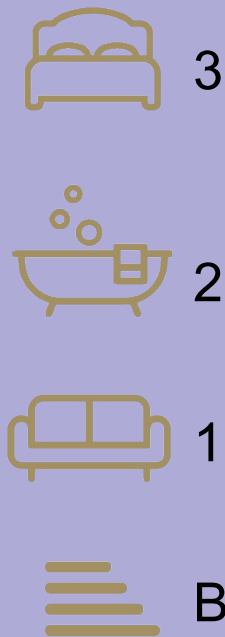
- * Open plan living space with underfloor heating and light oak vinyl herringbone flooring throughout.
- * Kitchen will feature a range of handle less units with quartz work tops and fully integrated appliances to include fridge/freezer, oven, microwave/oven, gas hob, dishwasher and washer/dryer.
- * Ground floor cloakroom.
- * Two double bedrooms and a family bathroom featuring bath with shower attachment and glazed screen, W.C. and sink set within vanity unit together with heated towel rail.
- * Leading up to the second floor you will find a principal bedroom with en suite shower room featuring shower, sink and W.C. All bedrooms, stairs and landing area will be fully carpeted.
- * Other features include Gas Combi boiler, triple glazing throughout, 3.5 kw solar panels and a projected EPC rating at B. The property also benefits from a 10-year structural warranty.
- * Externally there will be a block paved driveway providing parking for 3 vehicles, EV charging point, landscaped turfed rear garden with Indian Sandstone patio and large shed.

REGISTER YOUR INTEREST NOW BY CALLING DUNCAN PERRY POTTERS BAR OFFICE

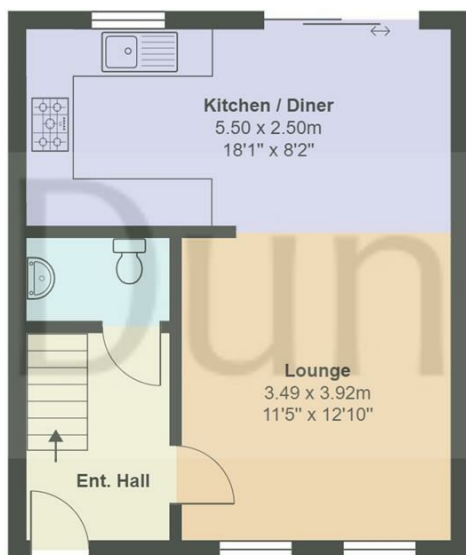
Freehold. Council tax band not yet granted

Property Information

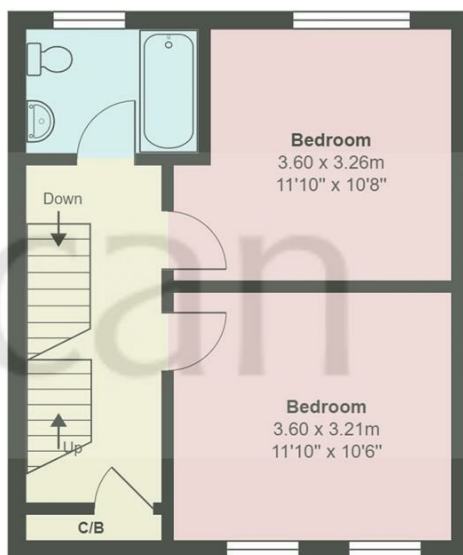
We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain



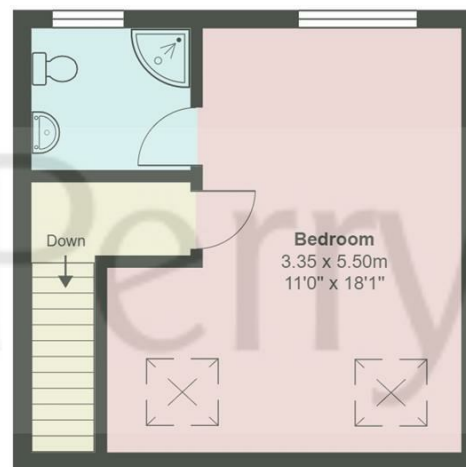




Ground Floor
Area: 36.5 m² ... 392 ft²



First Floor
Area: 36.5 m² ... 393 ft²



Second Floor
Area: 30.7 m² ... 330 ft²

Update Close, Hertfordshire EN6

Total Area: 103.7 m² ... 1116 ft²

All measurements are approximate and for display purposes only

Duncan Perry

DIRECTIONS

Please refer to Google maps using property post code

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		89	89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

