



212 Barnet Road, Potters Bar, Herts, EN6 2SH
£730,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Offered CHAIN FREE - a substantial 4 bedroom home occupying a large corner plot. Offers enormous potential to extend further or potentially create an additional dwelling (both STPP). VIEWINGS BY APPOINTMENT



- SUBSTANTIAL FOUR BED SEMI-DETACHED HOUSE
- OCCUPYING A LARGE CORNER PLOT
- OFFERS ENORMOUS POTENTIAL TO EXTEND FURTHER (STPP)
- POTENTIAL TO CREATE AN ADDITIONAL DWELLING (STPP)
- EASY ACCESS TO TRANSPORT LINKS
- CHAIN FREE
- LARGE 100' GARDEN
- GARAGE AND OFF STREET PARKING
- TENURE - FREEHOLD. COUNCIL TAX BAND E - HERTSMERE COUNCIL
- VIEWINGS BY APPOINTMENT



Double opening white UPVC front doors with obscure glass leaded light panels with matching side panels with top openers. Opens into

HALLWAY

Dado rail. Coving to ceiling. Single radiator. Turn flight stairs to first floor. Under stairs storage cupboard housing consumer unit, electricity meter and gas meter.

LOUNGE

Dado rail. Coving to ceiling. Fireplace (not in use) with wood surround. Double glazed leaded light white UPVC bay fronted window to front. Double radiator. Stripped floor boards. White UPVC double glazed leaded light window to side.

DINING ROOM

Coving to ceiling. Dado rail. Two radiators. White UPVC double glazed windows to rear. Double opening UPVC patio doors to rear.

CLOAKROOM

Spotlights to ceiling. Small wash hand basin with single taps. W.C. in white. Single radiator. Tiled floor. Wall mounted extractor.

KITCHEN

Fitted with range of cream wall, drawer and base units with granite working surfaces above and matching upstands. Integrated BEKO double oven. AEG 5-ring gas hob. Stainless steel extractor above. Integrated Haden dishwasher. Space for washing machine. Floor mounted Potterton boiler concealed within kitchen unit. Recessed stainless steel sink with mixer tap and drainer. Space for fridge / freezer. White UPVC double glazed window to rear with matching casement door. Spotlights to ceiling.

FIRST FLOOR LANDING

Cupboard housing Ariston hot water cylinder.



BEDROOM 1

Coving to ceiling. White UPVC double glazed leaded light window to front. Matching leaded light double glazed window to side. Double radiator. Doorway through to

ENSUITE BATHROOM

Features bath with mixer tap. Shower attachment. Pedestal sink with singular taps. W.C. Spotlights to ceiling. Single radiator. Tiled walls. Obscure glass leaded light window to side.

BEDROOM 2

Coving to ceiling. Laminate flooring. Single radiator, White UPVC double glazed window to rear.

BEDROOM 4

Coving to ceiling. Single radiator. Wood laminate flooring. White UPVC double glazed leaded light window to front.

BATHROOM

Features white suite comprising of bath with corner mounted taps. Handheld shower attachment. Wall mounted shower controls. Curved glazed pivoting shower screen. Pedestal sink with singular taps. Top flush W.C. Spotlights to ceiling. Radiator. Two obscure glass white UPVC double glazed windows to rear.

SECOND FLOOR LANDING

Accessed via turn flight of stairs. Door to eaves storage.

BEDROOM 3

White UPVC double glazed window to rear. Single radiator. Door providing access to loft space.

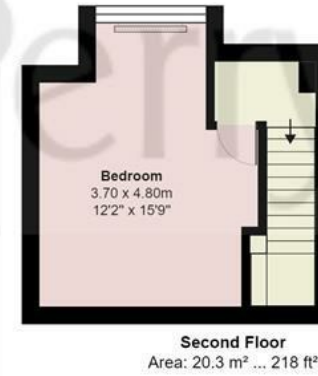
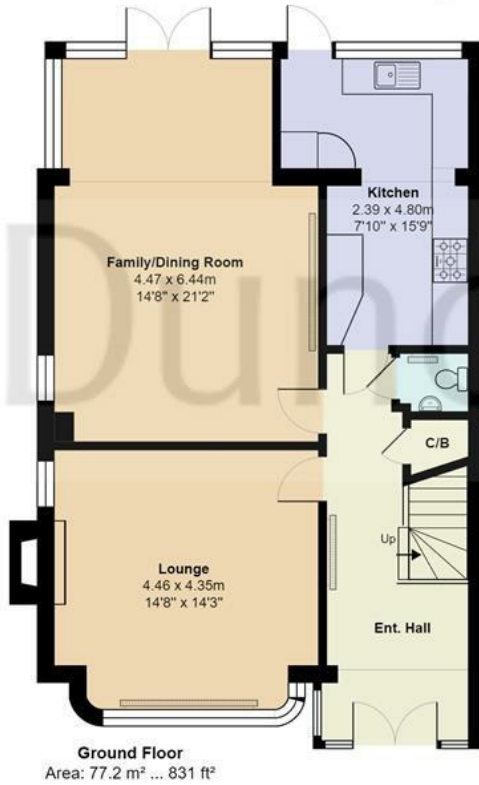
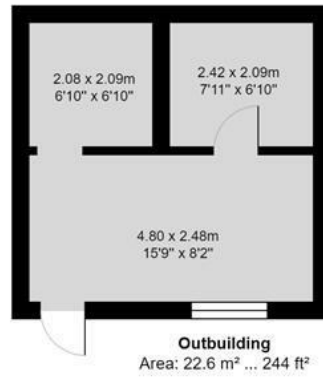
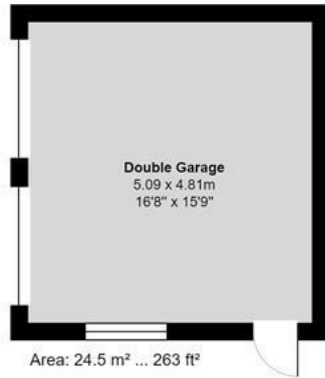
REAR GARDEN

100' (30.48m)

Accessed via kitchen or dining room. Leads out on to gravelled area and raised decked area. Garden is mainly laid to lawn with mature hedging. Gated access to front. Timber Summer house. To the rear is a garden rooms and a separate garage with power and lighting with two garage doors opening onto Dove Lane.







Barnet Road, Hertfordshire EN6

Total Area: 204.0 m² ... 2195 ft² Inc. Garage and Outbuilding

All measurements are approximate and for display purposes only

Duncan Perry



Tenure - Freehold. Council tax band E - Hertsmere Council.

Property Information

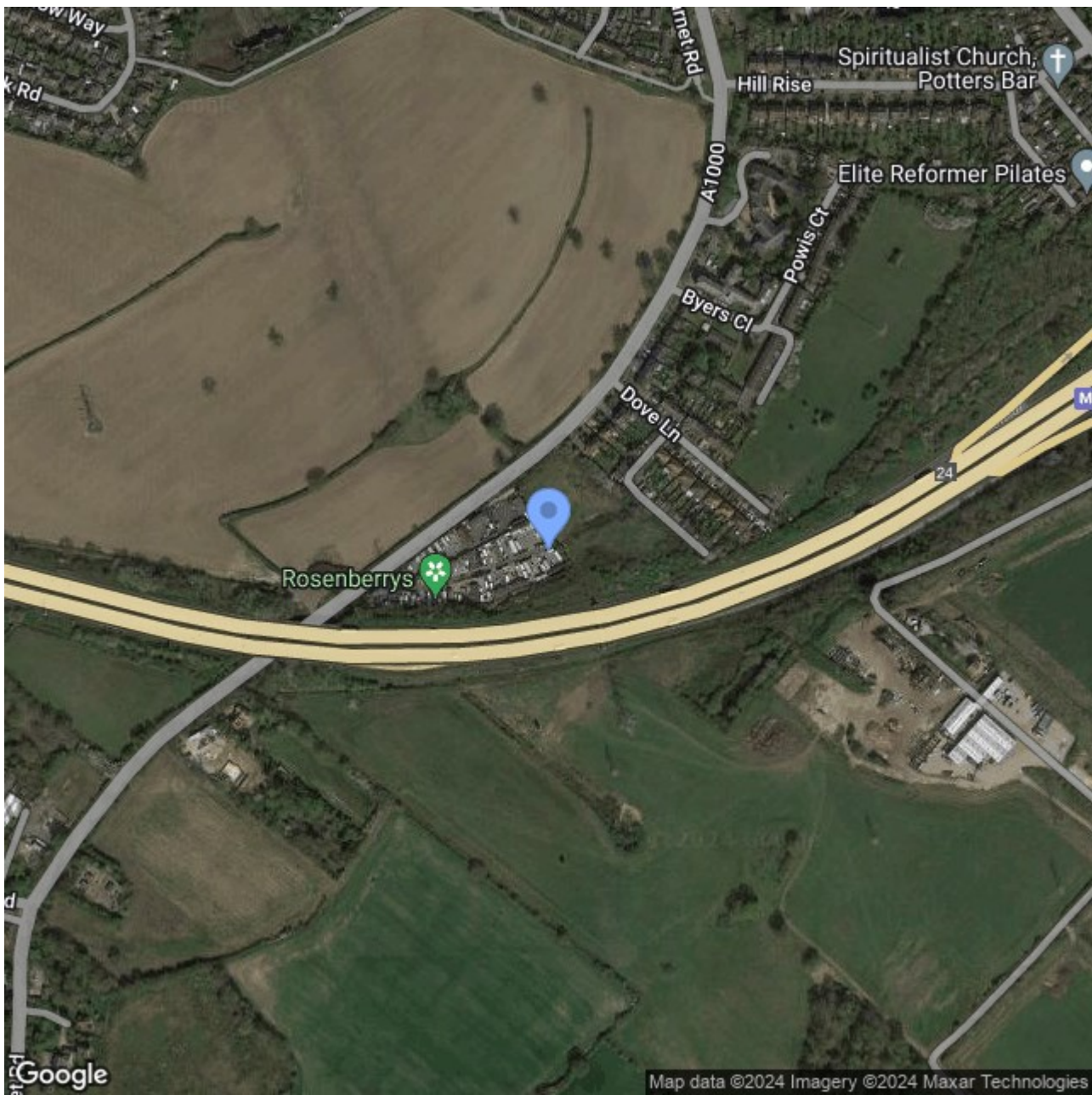
We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have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

FRONT OF PROPERTY

Large corner plot with two lawned sections divided by pathway with access onto Barnet Road. Mature hedging. Block paved driveway with parking for several vehicles and access to grage from Dove Lane. Gated access to side of property. External lighting. Steps to front door.



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
85-95	92-100	35-45	1-10
65-85	82-91	46-55	11-20
45-64	72-81	56-65	21-30
25-44	62-71	66-75	31-40
10-24	52-61	76-85	41-50
1-9	42-51	86-95	51-60
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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