



**4 Bed House - Detached  
located in Anthrone Close  
Potters Bar**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

Anthorne Close  
Potters Bar  
Herts  
EN6 1RW



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£2,950 PCM

Situated in a quiet cul-de-sac just off Quakers Lane this FOUR BEDROOM DETACHED HOUSE features an en-suite shower room to the Master bedroom, two reception rooms, south westerly aspect rear garden, garage and own driveway

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Panelled side Entrance door with leaded double glazed panels and courtesy lighting points opens into:

#### ENTRANCE HALL

Laminate wood effect flooring, understairs cupboard.

#### CLOAKROOM

White suite comprising concealed cistern w.c. and wash basin with cupboards below, three quarter tiled walls, tiled floor, light activated extractor fan, chrome heated towel rail, frosted double glazed window to side, LED ceiling spotlights.

#### LOUNGE

18'10" x 12'3"

Laminate wood effect flooring, leaded light double glazed windows and patio doors to rear, two double radiators, t.v. aerial point.

#### DINING ROOM

11'8" x 9'2"

Leaded light double glazed window to front, telephone point, double radiator, laminate wood effect flooring.

#### KITCHEN

15'0" x 9'3"

Range of grey wall and base units featuring cupboards and drawers, working surfaces with upstand having an inset four ring gas hob, stainless steel splashback and extractor fan, one and a half bowl sink unit with mixer tap and waste disposal, Neff electric double oven, integrated fridge/freezer and dishwasher, washing machine, tumble dryer, laminate wood effect flooring, double radiator, LED ceiling spotlights, leaded light double glazed window to front and obscure double glazed casement door to side, concealed gas central heating boiler, opening to dining room.

#### FIRST FLOOR LANDING

Approached via turn flight staircase from the entrance hall. Built-in cupboard with shelving, access to loft via retractable ladder.

#### MASTER BEDROOM

11'1" x 10'10"

A floor to ceiling wall to wall range of fitted wardrobes featuring cupboards and drawers, matching bedside cabinets, double radiator, leaded light double glazed window to front.

#### ENSUITE

5'9" x 5'2"

White suite comprising concealed cistern w.c., vanity topped wash basin with double width cupboards below, glass door to shower base with overhead and hand held shower, chrome heated towel rail, half tiled walls being fully tiled to shower area, tiled floor, frosted double glazed window to side, ceiling spotlights, light activated extractor fan.

#### BEDROOM 2

12'4" x 9'8"

Double radiator, leaded light double glazed window to rear.



### **BEDROOM 3**

15'0" x 7'8"

Double radiator, leaded light double glazed window to rear, built-in double width cupboard.

### **BEDROOM 4**

9'0" x 8'4"

Double radiator, leaded light double glazed window to rear.

### **BATHROOM**

6'0" x 5'10"

White suite comprising bath with mixer tap and shower over bath, pedestal wash hand basin, top flush w.c., tiled walls, tiled effect floor covering, chrome heated towel rail, electric shaver point, frosted double glazed window to side.



### **EXTERIOR**

#### **REAR GARDEN**

52'9"

Immediately adjoining the property is a full width paved patio. The garden is predominantly laid to lawn with various trees and shrubs, external lighting point, pedestrian side access via timber gate.

#### **FRONT GARDEN**

Laid to lawn with euonymous hedge and pine tree.

Tarmac driveway provides off street parking and leads to:



#### **BRICK BUILT ATTACHED GARAGE**

17'2" x 9'5"

Up and over door, light and power connected, personal door to rear garden.

#### **AGENT NOTES**

Holding Deposit £500

Dilapidations Deposit £3,403 - 12 month tenancy

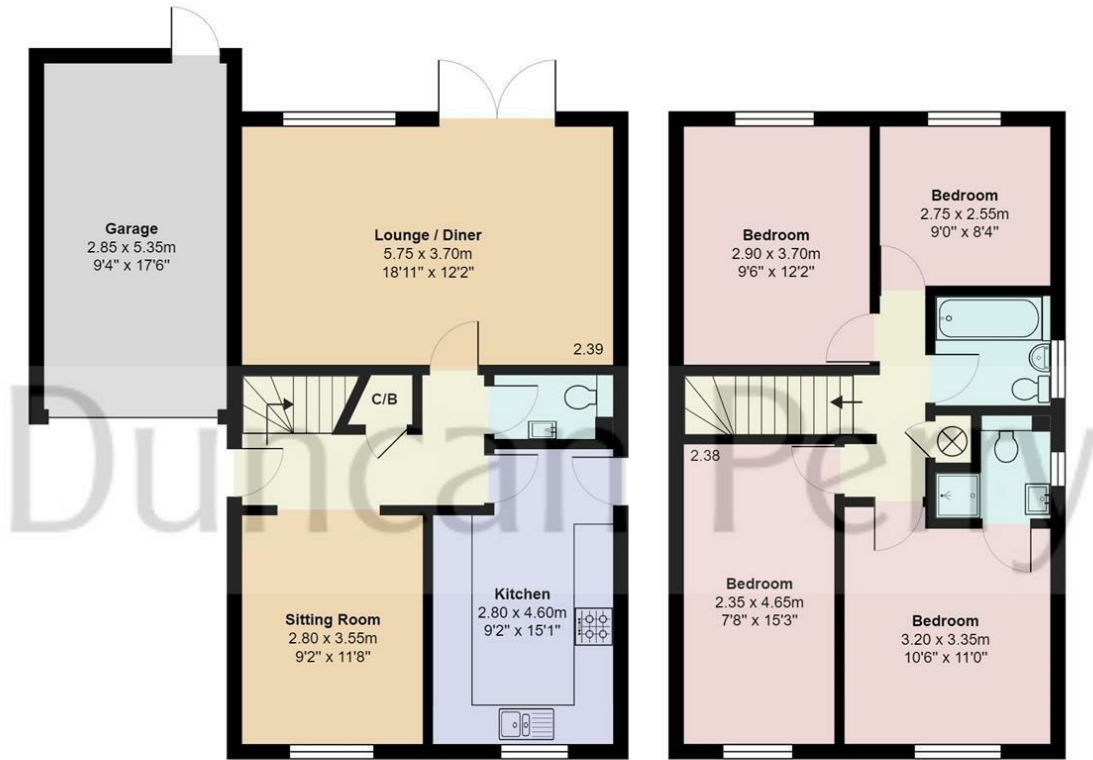
EPC Rating - C

Council Tax Band G - Hertsmere Council

#### **Property Mis Descriptions Act**

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. All measurements quoted are approximate. Any discussions regarding a potential tenancy are subject to contract.



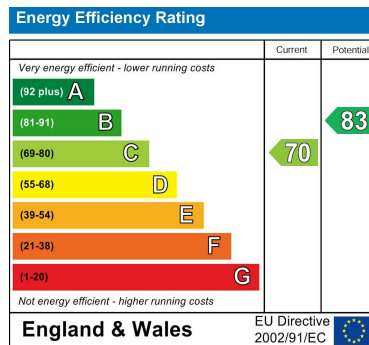


## Anthoner Close, Hertfordshire EN6

Total Area: 127.1 m<sup>2</sup> ... 1369 ft<sup>2</sup>

All measurements are approximate and for display purposes only

# Duncan Perry



### DIRECTIONS

Please refer to Google maps using the property postcode

### CONTACT

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