



116 Auckland Road, Potters Bar, Herts, EN6 3HE
Offers Over £588,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Duncan Perry are delighted to bring to the market this well presented 3 bed semidetached house located on the popular Auckland estate, enjoying good access to shops, station and good schools. Accommodation includes lounge, kitchen/diner, 2 double beds, beautiful southeast facing garden and garage. Viewings by appointment



- THREE BEDROOM SEMI DETACHED HOUSE
- LOCATED ON THE POPULAR AUCKLAND ESTATE
- ACCESS TO SHOPS, STATION AND GOOD SCHOOLS
- SEPARATE LOUNGE
- KITCHEN / DINER
- TWO DOUBLE BEDROOMS
- BEAUTIFUL SOUTH EAST FACING GARDEN
- GARAGE
- TENURE - FREEHOLD - COUNCIL TAX BAND E - HERTSMERE COUNCIL
- VIEWING ESSENTIAL



Wooden front door with central glazed leaded light panels. Double glazed side light on either side. Opening into

HALLWAY

Coving to ceiling. Double radiator. Wood laminate flooring. Under stairs storage cupboard housing consumer unit and electricity meter. Under stairs utility cupboard with plumbing for washing machine and space for tumble dryer above. Window to side. Turn flight of stairs to first floor.

LOUNGE

Coving to ceiling. Feature gas fireplace with black surround and hearth. Wooden flooring. White UPVC double glazed bay fronted window to front with two double radiators.

KITCHEN / DINER

Continuation of wood laminate flooring from hallway. Kitchen is fitted with range of light wood wall, drawer and base units with black working surfaces above and tiled splashbacks. Integrated Hotpoint oven with Moffat 4-ring stainless steel gas hob above with stainless steel splashback. Moffat stainless steel extractor. Space for undercounter dishwasher. Space for undercounter fridge. Spotlights to ceiling. One and a half bowl stainless steel sink and drainer. Gas boiler concealed within cupboard. White UPVC double glazed window to rear.

Dining room section

Continuation of flooring from hallway. Coving to ceiling. Spotlights to ceiling. Space for large American style fridge / freezer. Double radiator. White double glazed sliding bi-folding doors to rear.



FIRST FLOOR LANDING

White UPVC double glazed obscure glass window to side. Access to loft. Coving to ceiling. Doors to all rooms.

BEDROOM ONE

Fitted with floor to ceiling wardrobes in white hi-gloss. Single radiator. Wooden flooring. White UPVC double glazed bay window to front.

BEDROOM TWO

White hi-gloss fitted wardrobes. Separate storage cupboard. Coving to ceiling. Wood laminate flooring. Single radiator, White UPVC double glazed window to rear.

BEDROOM THREE

Radiator. Wood laminate flooring. Storage cupboard. White UPVC double glazed window to front.

BATHROOM

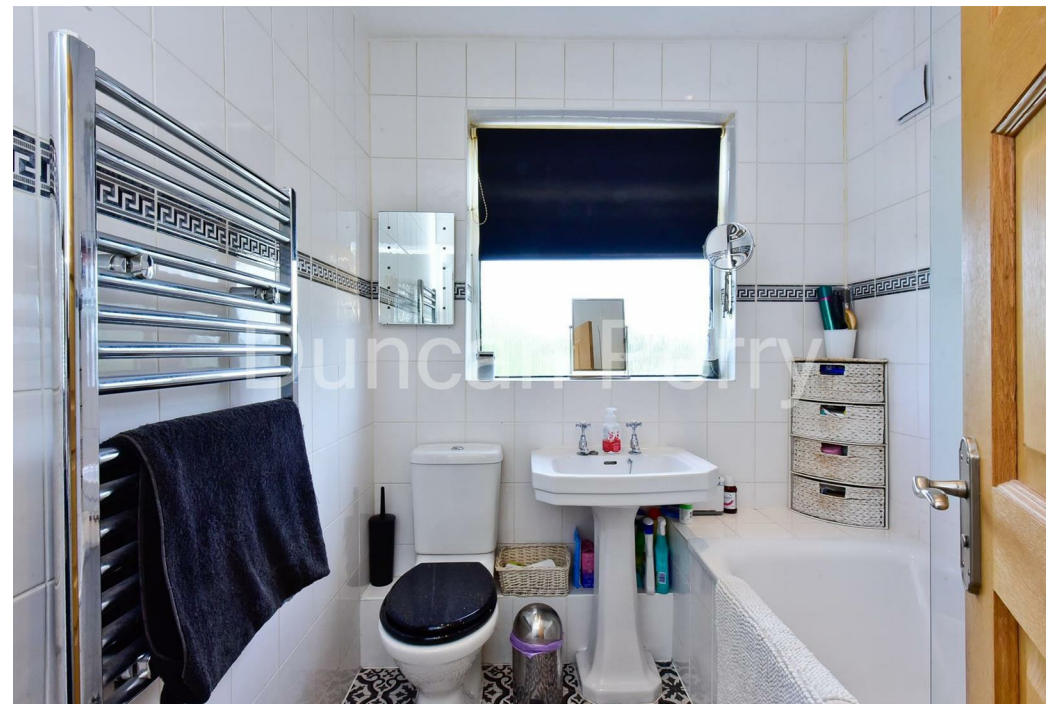
Features white suite comprising of enamel bath with mixer tap and handheld shower attachment. Separate wall mounted shower control. Glazed shower screen. Pedestal sink with singular taps. Top flush W.C. Chrome heated towel rail. Wall mounted extractor. Spotlights to ceiling. Tiled walls. Tiled floor with underfloor heating. White UPVC double glazed window to rear.

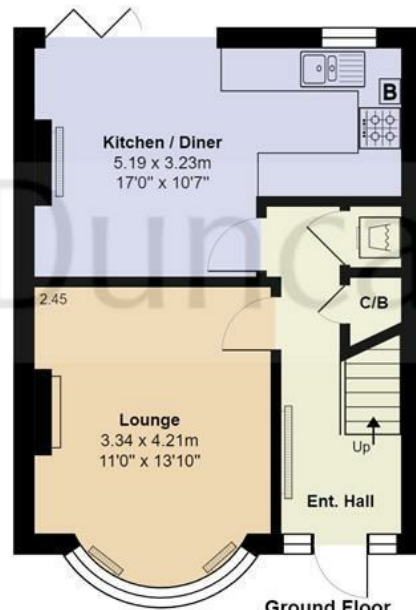
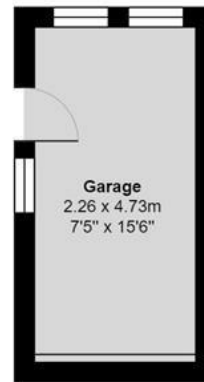
REAR GARDEN

120 approx (36.58m approx)

Leads from kitchen / diner out on to two tiered decked area. Outside tap. Outside lighting. Gated access leading to side of property and to garage. South Easterly aspect. Attractively planted with central pathway dissecting two lawn sections. Mixed borders. Gravelled areas. Timber shed to rear. Patio area behind garage and courtesy door through to







Ground Floor
Area: 37.0 m² ... 398 ft²



First Floor
Area: 36.5 m² ... 393 ft²

Auckland Road, Hertfordshire EN6

Total Area: 84.2 m² ... 906 ft²

All measurements are approximate and for display purposes only

Duncan Perry



FRONT OF PROPERTY

Brick wall to front. Lawn section. Block paved pathway extending to front of property. Shared driveway with access to garage. Open porchway with outside lighting.

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.

GARAGE

Power and lighting. Currently set up as a bar. Wood laminate flooring. Windows to side and rear.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A 38-45		A 38-45	
B 46-55		B 46-55	
C 56-65		C 56-65	
D 66-75		D 66-75	
E 76-85		E 76-85	
F 86-95		F 86-95	
G 96-100		G 96-100	
Net energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

