



**38 Hatherleigh Gardens, Potters Bar, Herts, EN6 5HZ**  
**£597,500**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL



Backing South, this well presented Halls Adjoining 3 Bedroom Semi Detached house, features L shaped Lounge Diner, downstairs WC, Utility and Study.



- HALLS ADJOINING SEMI-DETACHED HOUSE
- THREE BEDROOMS
- SOUTH FACING REAR GARDEN
- KITCHEN
- LOUNGE/DINING ROOM
- CONVERTED GARAGE/UTILITY/HOME OFFICE
- GROUND FLOOR CLOAKROOM
- FIRST FLOOR BATHROOM
- OFF STREET PARKING
- TENURE - FREEHOLD. COUNCIL TAX BAND E - HERTSMERE COUNCIL



## COVERED OPEN ENTRANCE PORCH

Panelled entrance door with spyhole opens into:

## ENTRANCE HALL

Tiled floor, concealed radiator, understairs storage cupboard with shelving and electricity consumer unit, double glazed window to front.

## 'L' SHAPED LOUNGE/DINING ROOM

20' x 15'10 shortening to 10' and narrowing to 9'8 (6.10m x 4.83m shortening to 3.05m and narrowing to)

A dual aspect room with windows to side and rear, double glazed patio doors to rear, wood flooring, two double radiators, wall mounted t.v. aerial and power points,, LED ceiling spotlights.

## KITCHEN

9'7 x 7'8 (2.92m x 2.34m)

Modern range of grey wall and base units comprising of cupboards and drawers, quartz worktops, upstand and splashback with inset stainless steel sink and mixer tap, AEG electric ceramic hob with extractor hood above, Hotpoint fan oven, microwave and dishwasher, integrated refridgerator, LED ceiling spotlights, double glazed window to front, tiled floor. Door to:

## REAR LOBBY

Continuation of tiled floor, double radiator, frosted double glazed door to front and frosted double glazed door with windows to rear.

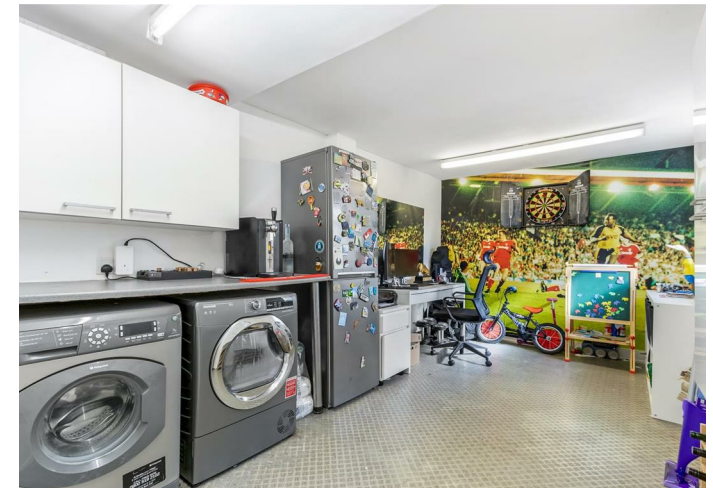
## GROUND FLOOR CLOAKROOM

White suite comprising wall mounted wash hand basin, top flush w..c., continuation of tiled floor, frosted double glazed window to rear.

## CONVERTED GARAGE/UTILITY/HOME OFFICE

16' x 8'10 (4.88m x 2.69m)

Wall cupboards and single worktop with space for washing machine and tumble dryer below, frosted double glazed window to side.





## FIRST FLOOR LANDING

Approached via turn flight staircase from the entrance hall. Built in airing cupboard with rack shelving. Access to loft via retractable ladder which houses the gas central heating combination boiler,

## BEDROOM ONE

16' (into wardrobes) x 9'9" (4.88m (into wardrobes) x 2.97m)

Double width sliding door wardrobes with hanging rails and shelving, double radiator, two double glazed windows to rear, further built-in wardrobe with hanging rail and shelving, LED ceiling spotlights.

## BEDROOM TWO

12'8" x 9" (3.86m x 2.74m)

Double radiator, double glazed window to front, fitted wardrobe with double width sliding doors, hanging rails and shelving.

## BEDROOM THREE

10'10" x 6'8" (3.30m x 2.03m)

Double width wardrobes with hanging rails and shelving, double radiator, double glazed window to front.

## BATHROOM

8'1" x 6' (2.46m x 1.83m)

White suite comprising bath with shower mixer, top flush w.c., corner shower cubicle, pedestal wash hand basin, LED ceiling spotlights, frosted double glazed window to side, tiled walls and floor, chrome heated towel rail.

## EXTERIOR

### SOUTH FACING REAR GARDEN

64' x 30' (19.51m x 9.14m)

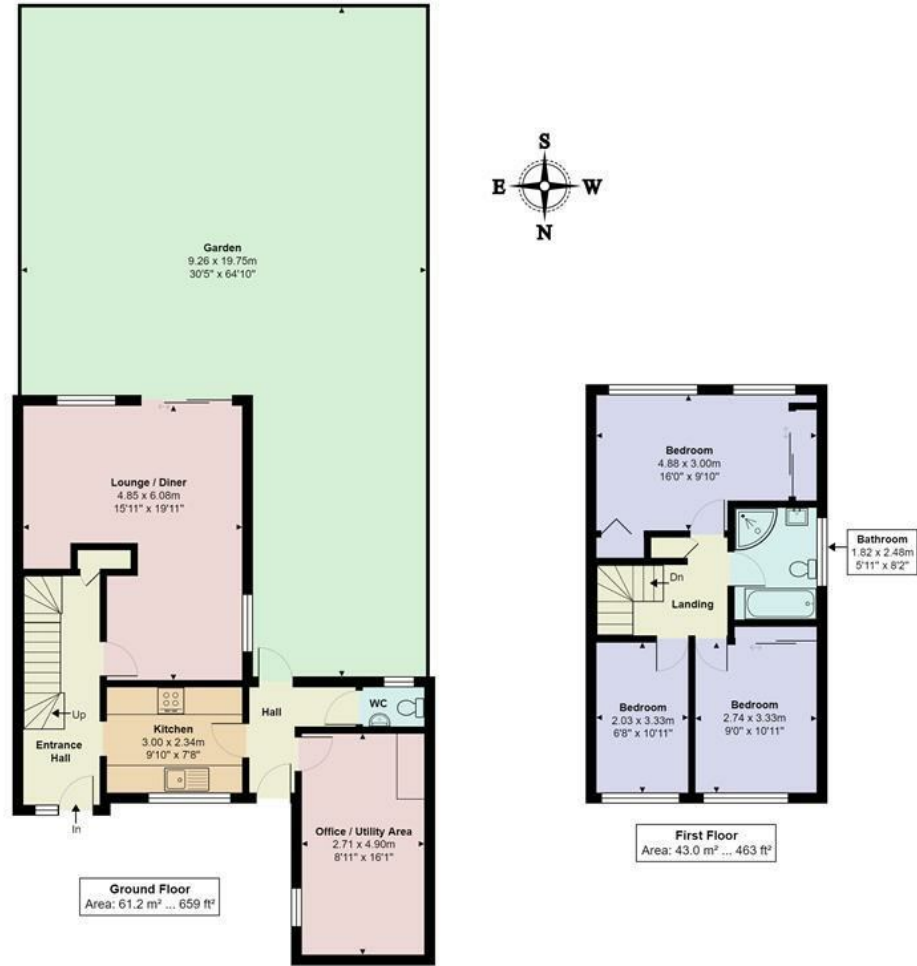
Immediately adjoining the property is a paved patio which extends to the side of the property. The garden is predominantly laid to lawn with a full length flower and shrub bed, mature shrub heading and mature conifer trees to rear. Timber shed measuring 12' x 10' having double width doors and windows to side.











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Total Area: 104.2 m<sup>2</sup> ... 1122 ft<sup>2</sup> (excluding garden)

All measurements are approximate and for display purposes only





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.

**EXTERIOR SIDE**

The width of the flank wall of the house to the boundary is 12'4.

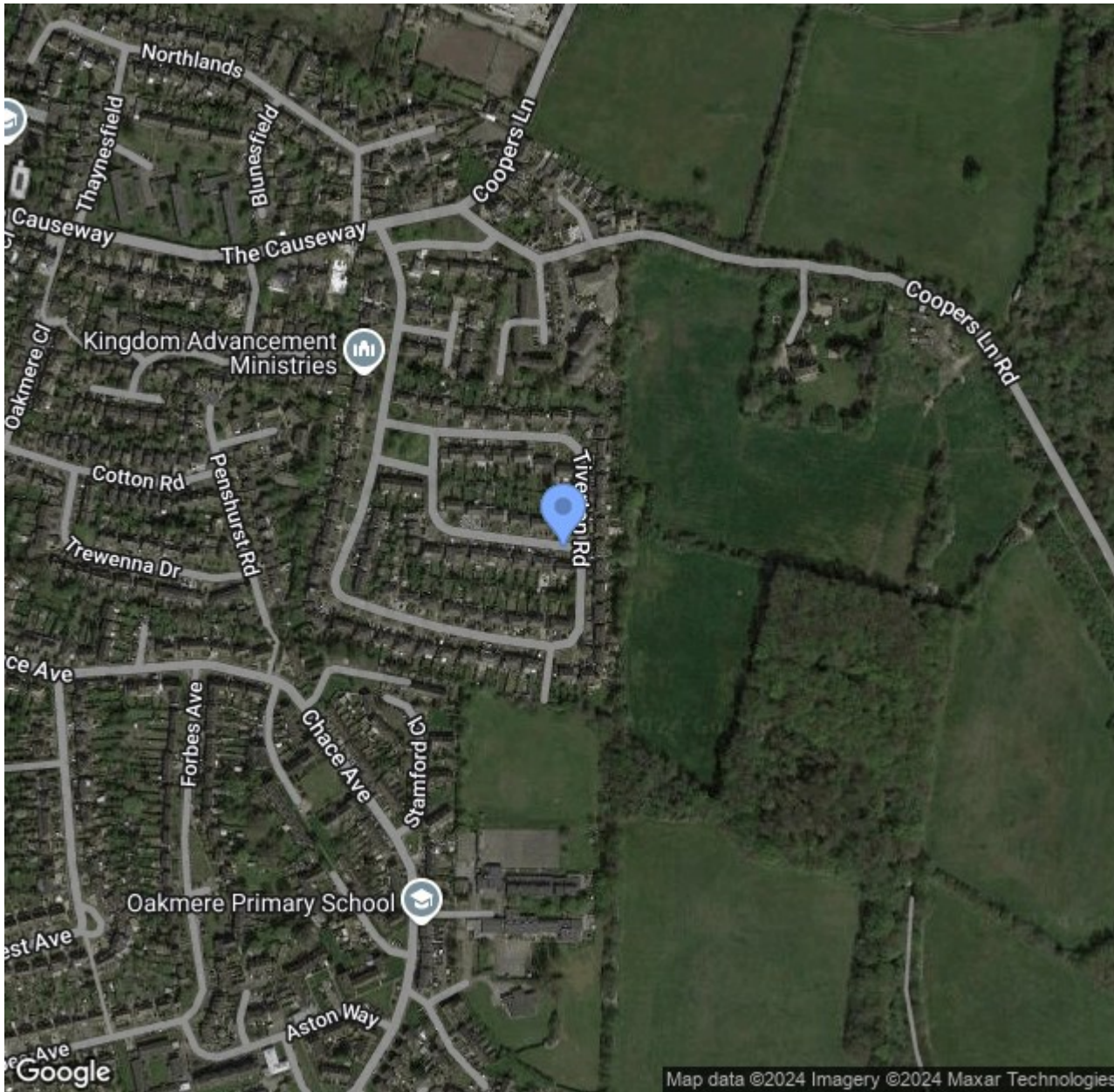
**EXTERIOR FRONT**

Predominantly bloc paved for parking with front border having a silver birch tree and laurel hedge.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC





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