



107 Church Road, Potters Bar, Herts, EN6 1EY
Offers Over £735,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

This larger than average three bedroom semi detached family home is conveniently located with short walk to Darkes Lane shops, restaurants and mainline train station. It benefits from having a spacious living space with garden room, garage and workshop. On the first floor there are three double bedrooms, family bathroom

with access to loft. At the rear is a large South-facing garden. Off street parking. Planning permission granted for a 2 storey side extension and single storey rear extension Viewing essential!



- LARGER THAN AVERAGE THREE BEDROOM SEMI-DETACHED FAMILY HOME
- CONVENIENTLY LOCATED WITH SHORT WALK TO DARKES LANE SHOPS, RESTAURANTS AND MAINLINE TRAIN STATION
- SPACIOUS LIVING SPACE WITH GARDEN ROOM
- GARAGE AND WORKSHOP
- THREE DOUBLE BEDROOMS
- PLANNING PERMISSION GRANTED FOR A 2 STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION
- LARGE SOUTH FACING GARDEN (APPROX 90')
- OFF STREET PARKING
- COUNCIL TAX BAND F - HERTSMERE COUNCIL
- VIEWING ESSENTIAL!



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FRONT PORCH

White UPVC double glazed leaded light windows to side and white double glazed leaded light sliding door. Laminate flooring. Storage cupboard with shelving. White obscure glass window to side. Wooden panelled obscured glass front door leading through to

ENTRANCE HALL

Coving to ceiling. Double radiator. Part tiled laminate flooring part wooden flooring. Turn flight of stairs to first floor. Door through to

DOWNSTAIRS W.C.

Comprising of white suite with close coupled top flush W.C. Wash basin with mixer taps set within vanity unit with cupboards below. Laminate flooring. Single radiator. Coving to ceiling. Obscure glass window to front of property. Archway through to

KITCHEN

Comprising of wooden wall, drawer and base units in grey and navy blue with cream worktops and tiled splashbacks. Sink with mixer tap and drainer. Coving to ceiling, Laminate flooring. Integrated fridge. Integrated freezer. Integrated dishwasher. Space for Range cooker. Built in shelving. White UPVC double glazed window to rear. Archway through to

LOUNGE / DINER

Dining room section

Coving to ceiling. Single radiator. White wooden framed window with leaded light stainless steel top openers and white wooden framed doors to garden room.

Lounge section

Gas fireplace with marble hearth and surround in cream. Double radiator. White UPVC double glazed leaded light bay window to front.

GARDEN ROOM

Tiled floor. Two skylights with wooden frames. White UPVC double glazed windows and patio door leading to rear garden. Door leading through to kitchen.



UNDERCOVER SIDE ACCESS

Doors through to front of property, garage and workshop. Space for washing machine with storage cabinet.

GARAGE

Power and lighting with up and over door to front. Worcester Bosch combination boiler.

WORKSHOP

Wall and base units for storage. Space for additional fridge / freezer. Power and lighting. White UPVC double glazed leaded light window to rear. Door through to rear garden.

FIRST FLOOR LANDING

Coving to ceiling. Loft access with pull down ladder and boarded. Large white double glazed leaded light window to front.

FAMILY BATHROOM

White suite comprising close coupled W.C. Bath with mixer tap and overhead shower attachment with wall mounted controls. Shower screen. Sink set within vanity unit with mixer taps and cupboards below. Wall mounted vanity unit with mirror above. Coving to ceiling, Spotlights to ceiling. Laminate wood effect flooring. Chrome heated towel rail. Tiled walls. Two wall mounted storage cupboards. White UPVC obscure glass double glazed window to side.

BEDROOM ONE

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

BEDROOM TWO

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

BEDROOM THREE

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

FRONT OF PROPERTY

Driveway in front of garage. Steps leading to front porch. Lawned area with beds to side and sleepers and dwarf wall to front.

EXTERIOR REAR

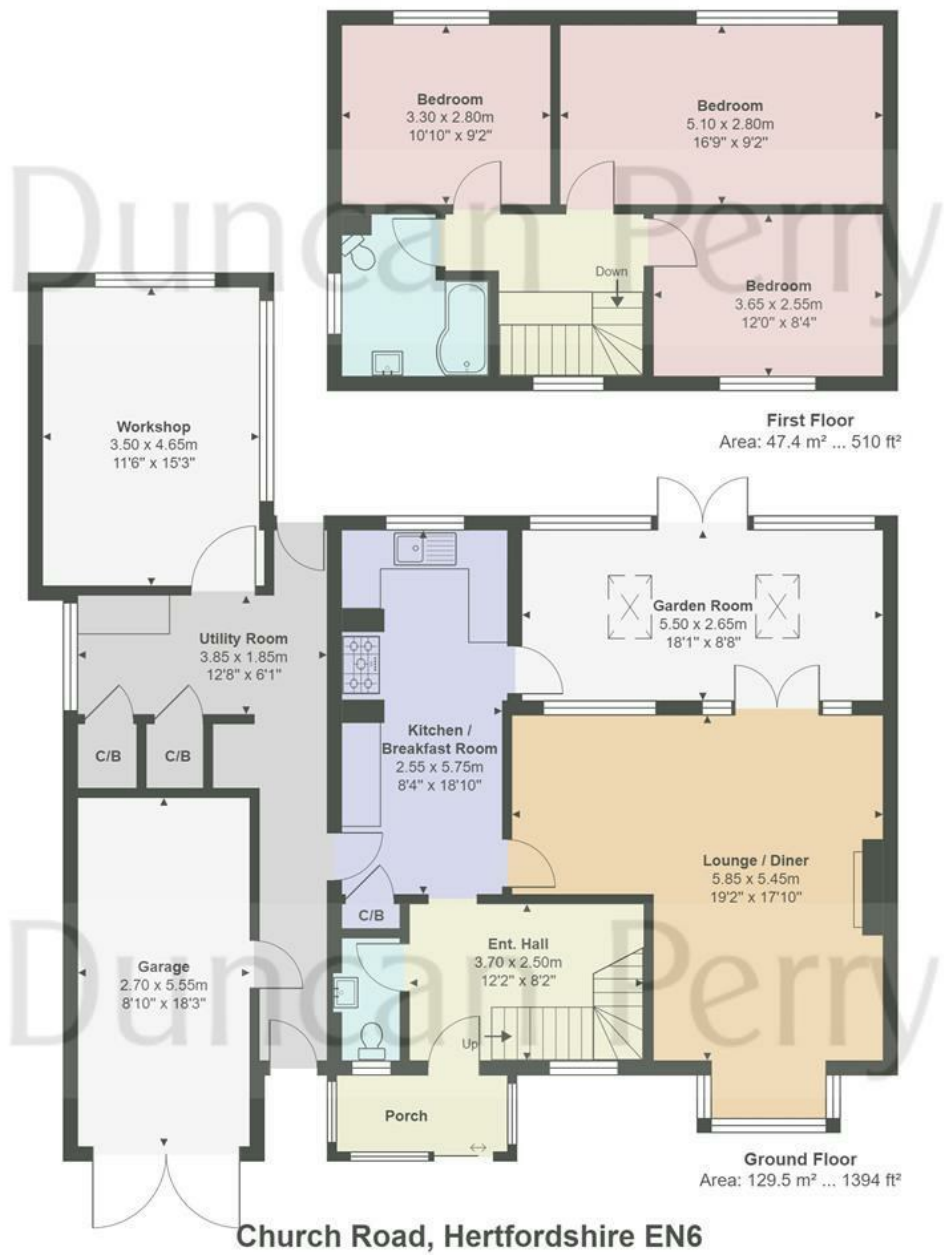
90' (approx) (27.43m (approx))

Accessed via garden room or through workshop. Patio doors lead on to patio area. Garden is predominately laid to lawn with plants and shrub borders. Gravelled area to side with pathway leading to an additional patio area. Two timber sheds. Outside tap. South facing aspect.

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







First Floor
Area: 47.4 m² ... 510 ft²

Ground Floor
Area: 129.5 m² ... 1394 ft²

Church Road, Hertfordshire EN6

Total Area: 176.9 m² ... 1904 ft²

All measurements are approximate and for display purposes only

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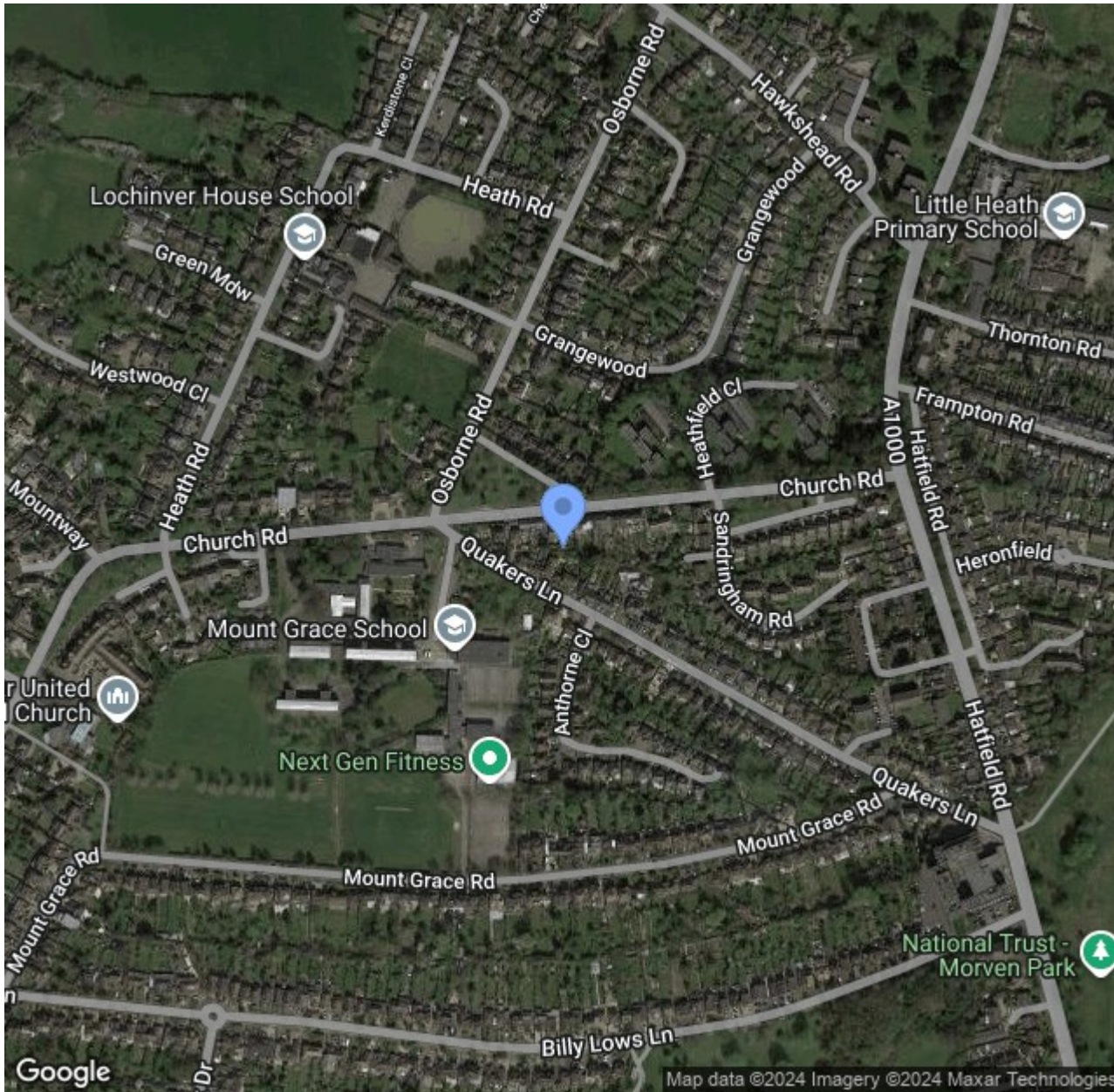


not have had sight of the title documents. Before viewing a property, do please check with us as to its availability and also request clarification or information on any points of particular interest to you to save you a wasted journey

Property Misdescriptions Act
 As Agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller as we will



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	
95-100 A		95-100 A	
81-95 B		81-95 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
39-54 E		39-54 E	
22-38 F		22-38 F	
1-21 G		1-21 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	76		58
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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