



1 Updale Close, Potters Bar, Herts, EN6 3HP
Offers In The Region Of £625,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Situated in 2024 DAME ALICE OWEN SCHOOL catchment this 3 bedroom house features master bedroom with en suite, family bathroom and modern fitted kitchen with integrated Bosch appliances. Viewings by appointment only.



- THREE BEDROOM MID-TERRACE HOUSE
- 2024 DAME ALICE OWENS SCHOOL CATCHMENT
- MODERN FITTED KITCHEN WITH INTEGRATED BOSCH APPLIANCES
- FAMILY BATHROOM
- PRINCIPLE BEDROOM WITH EN-SUITE SHOWER ROOM
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- 36' REAR GARDEN
- TENURE - FREEHOLD. COUNCIL TAX BAND D - HERTSMERE COUNCIL
- VIEWING RECOMMENDED



Composite part glazed Entrance Door opens into:

ENTRANCE LOBBY

Spotlights to ceiling, column radiator. Door to:

LOUNGE

Features a tiled wall and double column radiator, coving and spotlights to ceiling, two UPVC framed double glazed windows to front, wooden flooring, under stairs storage cupboard.

OPEN PLAN KITCHEN / DINER

Continuation of wooden flooring, spotlights and coving to ceiling.

The Kitchen area features a range of cream hi-gloss wall, drawer and base units with granite working surfaces and upstand over, Bosch stainless steel electric oven with Bosch four ring electric hob above and Bosch stainless steel extractor fan over, integrated Bosch fridge/freezer and Bosch washing machine, inset stainless steel sink with mixer tap and grooved granite drainer, concealed wall mounted Biesmann combination boiler, space for American style fridge/freezer with larder storage to side and bridger unit above, separate cupboard with four bi-folding doors, UPVC framed double glazed window to rear. Breakfast bar seating area. UPVC framed double glazed sliding doors to rear and column radiator to the Dining Area.

FIRST FLOOR LANDING

Built-in airing cupboard housing the hot water cylinder. Staircase to second floor.

BEDROOM TWO

Fitted floor to ceiling sliding door wardrobes with hanging and storage space, coving and spotlights to ceiling, two UPVC framed double glazed windows to front, double column radiator, wooden flooring.



BEDROOM THREE

Fitted floor to ceiling sliding door wardrobes with hanging and storage space, coving and spotlights to ceiling, UPVC framed double glazed window to rear, double column radiator, wooden flooring.

FAMILY BATHROOM

White suite comprising of a shower/bath with mixer tap, wall mounted shower controls, overhead fixed shower and separate hand held shower attachment with glazed pivoting curved shower screen, vanity unit with inset wash hand basin and mixer tap with storage cupboard below, top flush W.C., chrome heated towel rail, tiled walls and floor, UPVC framed obscure glass double glazed window to rear, spotlights to ceiling,

PRINCIPLE BEDROOM

Featuring a tiled wall, panel radiator, spotlights to ceiling, two Velux style windows to front, UPVC framed double glazed window to rear, wooden flooring. Door to:

EN-SUITE SHOWER ROOM

Suite comprising of a shower with glazed shower screen having wall mounted controls, fixed overhead shower and separate hand held shower attachment, spotlights to ceiling, ceiling mounted extractor fan, vanity unit with inset wash hand basin and storage drawers below, top flush W.C., chrome heated towel rail, tiled walls and floor, UPVC framed obscure glass double glazed window to rear.

REAR GARDEN

36' approx (10.97m approx)

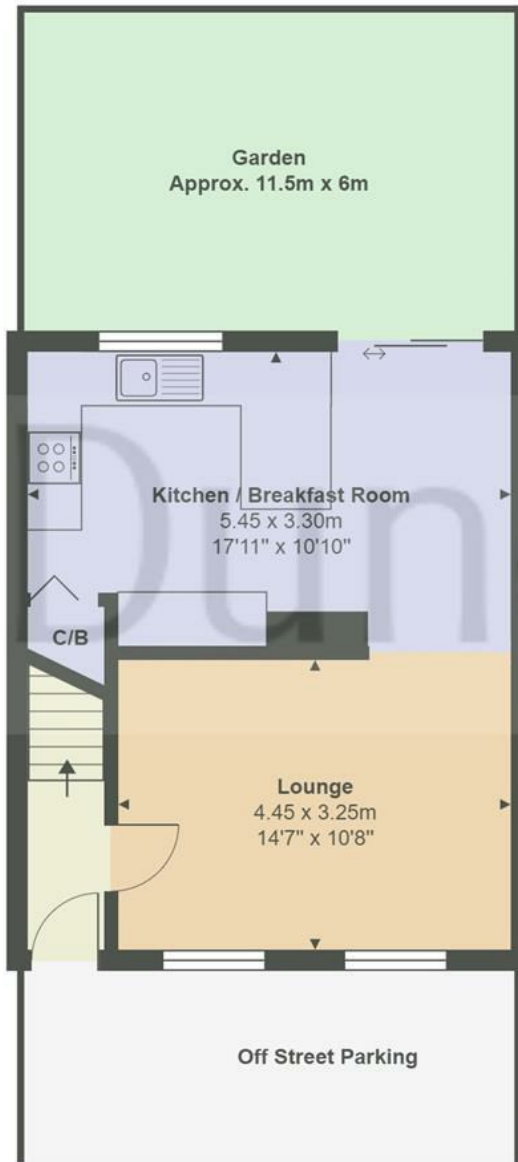
Patio area, outside water tap, security light. The garden is predominantly laid to lawn with a timber garden shed to the rear.

FRONT OF PROPERTY

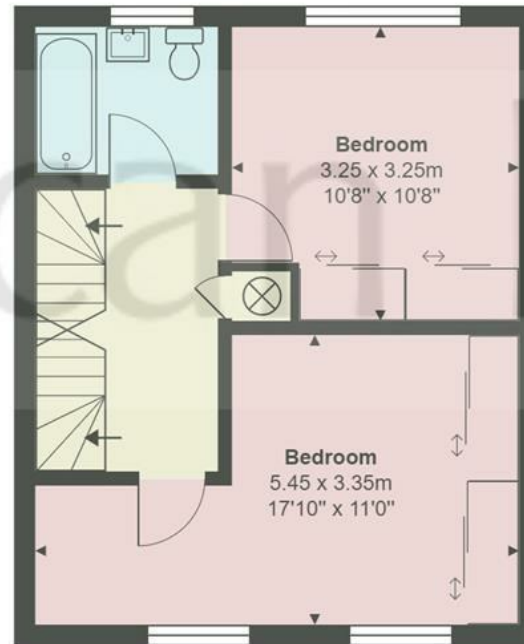
Bloc-paved driveway.







Ground Floor



First Floor



Second Floor

Updale Close, Hertfordshire EN6

Total Area: 101.1 m² ... 1089 ft²

All measurements are approximate and for display purposes only

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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.

N.B. Photos were taken prior to the property being occupied by the current owners in 2020.

Tenure - Freehold. Council tax band D - Hertsmere council.

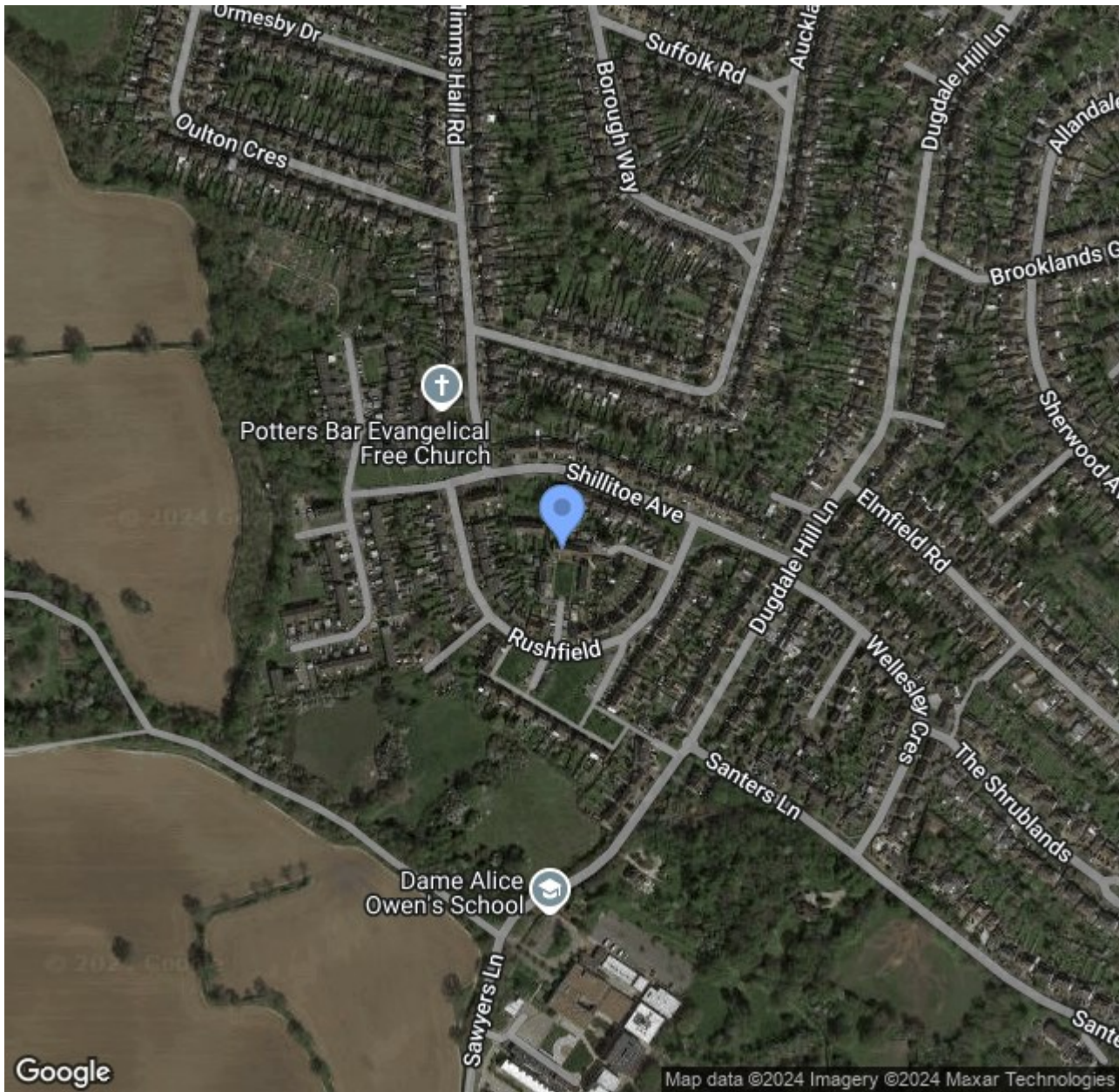
Property Information
We believe this information



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
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G
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

Energy Efficiency Rating: 85 (Current), 64 (Potential)

Environmental Impact (CO₂) Rating: A (Current), C (Potential)



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