



**3 Bed  
House - Semi-Detached  
located in Potters Bar**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

**Mimms Hall Road**  
**Potters Bar**  
**EN6 3DX**



£650,000

Significantly extended THREE.FOUR BEDROOM SEMI DETACHED HOUSE with large rear garden. Requiring modernisation but does have double glazing, central heating and relatively recently fitted bathroom. offered CHAIN FREE.

Recessed entrance porch with quarry tiled floor. Panelled front door with frosted fan light opening into:

**ENTRANCE HALL**

Double radiator. Double glazed frosted window to front. Telephone point. Under stairs storage area.

**DOWNSTAIRS CLOAKROOM**

Suite comprising top flush WC, and corner wash hand basin. Tiled walls. Tile effect floor covering. Light activated extractor fan.

**LOUNGE**

13' x 10'6

Length measurement taken into bay. Double glazed bay window to front. TV aerial point. Double radiator.

**DINING ROOM**

22'4 x 9'8

Narrowing to 8'9. Two double radiators. Double glazed patio doors to rear. Wall light points.

**KITCHEN**

17'10 x 8'

Range of wall and base units featuring cupboards and drawers. Marble effect working surfaces. Double bowl stainless steel sink. AEG ceramic hob with extractor above. Neff electric double oven. Space for fridge. Space for dishwasher. Part double glazed casement door to rear. Double radiator. Double glazed window to side lobby.

**UTILITY ROOM**

9'8 x 6'8

Space for washing machine. Space for tumble dryer. Fitted shower cubicle. Built in cupboard. Wood effect floor covering. Double radiator. Access door to garage. Wall mounted gas central heating boiler. Door to:

**GAMES ROOM/WORKSHOP**

20'2 x 7'10

Double glazed window to side. Part glazed casement door to rear. Roof dome providing further natural light.

**FIRST FLOOR LANDING**

Approached via turn flight staircase from hallway. Access to loft.

**BEDROOM ONE**

13'6 x 9'6

Length measurement taken into bay. Double glazed bay window to front. Fitted wardrobes. Double radiator. Telephone point.

**BEDROOM TWO**

10'9 x 9'6

Fitted wardrobes. Double radiator. Double glazed window to rear.

**BEDROOM THREE**

14'5 x 10'6

Narrowing to 7'1. Two double glazed windows to front. Fitted wardrobes. Double radiator. Access door to:

**STUDY/BEDROOM FOUR**

11'0 x 6'10

Double radiator. Double glazed window to rear.



### **SHOWER ROOM**

7'1 x 6'7

Modern white suite comprising large shower base, top flush WC and vanity top wash basin with cupboards below. Wood effect floor covering. Chrome heated towel rail. Frosted double glazed window to rear.

### **INTEGRAL GARAGE**

18'4 x 10'4

Up and over door to front. Wall mounted electricity consumer unit. Lighting and power. Access door from utility room.



### **EXTERIOR REAR**

146' x 30'

Garden is predominately laid to lawn. Patio to rear of the property. Various shrubs. Full length paved path. Mature conifer tree. Two apple trees. Dilapidated timber shed to the rear of the garden. External water point.

### **EXTERIOR FRONT**

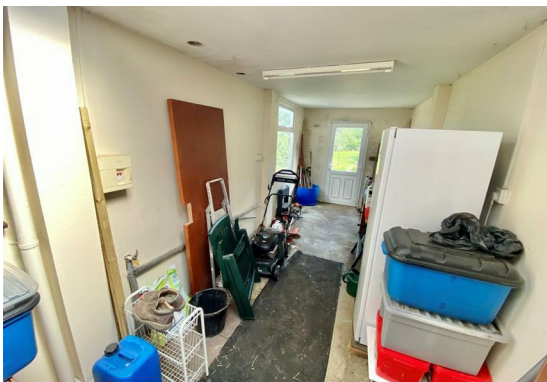
Crazy paved and gravel. Providing parking.



Freehold. Council tax band E

**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 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.





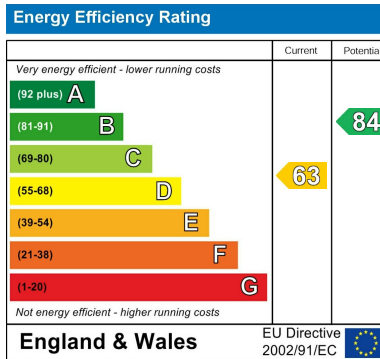
**84 Mimms Hall Road, Potters Bar, EN6 3DX**





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Total Area: 144.6 m<sup>2</sup> ... 1557 ft<sup>2</sup> (excluding garden)  
 All measurements are approximate and for display purpose only



**DIRECTIONS**

Please refer to google maps using property post code.

**CONTACT**

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