



17 Cotton Road, Potters Bar, Herts, EN6 5JT
£589,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

We are delighted to offer for sale this beautiful Victorian 3 bed cottage retaining many of its period features but imaginatively refurbished throughout by the current owners. Benefits from a secluded south facing garden and off-street parking. Walking distance to shops, schools and station. Viewings by appointment only.



- BEAUTIFUL VICTORIAN THREE BED COTTAGE
- RETAINING MANY OF ITS PERIOD FEATURES
- IMAGINATIVELY REFURBISHED THROUGHOUT BY CURRENT OWNERS
- SECLUDED SOUTH FACING GARDEN
- COVERED SEATING AREA WITH OPEN VISTA TO REAR
- OFF STREET PARKING
- WALKING DISTANCE TO SHOPS, SCHOOLS AND STATION
- CLOSE TO OPEN SPACES FOR WALKS
- VIEWING IS A MUST
- TENURE - FREEHOLD. COUNCIL TAX BAND D - HERTSMERE COUNCIL



Wooden front door with stained glass glazed panels. Opening into

ENTRANCE LOBBY AREA

Horizontal panelled radiator. Decorative window to side. Herringbone flooring and straight flight of stairs to first floor. Doorway through to

LOUNGE

Bay fronted window to front with secondary glazing. Double glazed sash window to side. Ceiling mounted television projector. Continuation of herringbone flooring. Open fireplace with cast iron surround with white mantle. Dado rail and ornate coving to ceiling. Vertical panelled radiator.

KITCHEN / DINER

Kitchen section

Continuation of herringbone flooring. Features ivory wall, drawer and base units. Space for large Rangemaster cooker. Stone working surfaces with matching splashbacks and upstands, Central island unit with units to match kitchen. Seating for two. Recessed sink to match worktops. Mixer tap with hot water feature. Integrated Zanussi dishwasher. Glazed sash windows to side and rear. Horizontal panelled radiator. Bespoke under stairs wine storage / bar area with concealed cupboard housing consumer unit and electricity meter. Through to

Dining room section

Continuation of herringbone flooring. Double glazed casement door leading out to garden. Further glazed sash window. Horizontal panelled radiator. Mirrored wall section with wall lights. Ornate coving to ceiling. 'Secret' door leading through to



GROUND FLOOR CLOAKROOM

Features a plinth top glazed bowl with ornate mixer tap. Stone vanity top with upstand. Mirrored section behind with wall lights. Concealed cistern W.C with integrated flush. Double glazed window to rear. Tiled floor. Eco Tech Plus boiler concealed within storage cupboard. Space for washing machine concealed within cupboard.

FIRST FLOOR LANDING

Access to loft

BEDROOM ONE

Features two glazed sash windows to front. Ornate coving to ceiling. Double radiator. Cast iron fireplace. Dado rail. Decorative panelling to one wall and storage cupboard with shelving.

BEDROOM TWO

Sash window to rear. Radiator. Dado rail.

BEDROOM THREE / DRESSING ROOM

Sash window to rear. Dado rail. Fitted open storage units with hanging rails, drawers and central dressing area.

BATHROOM

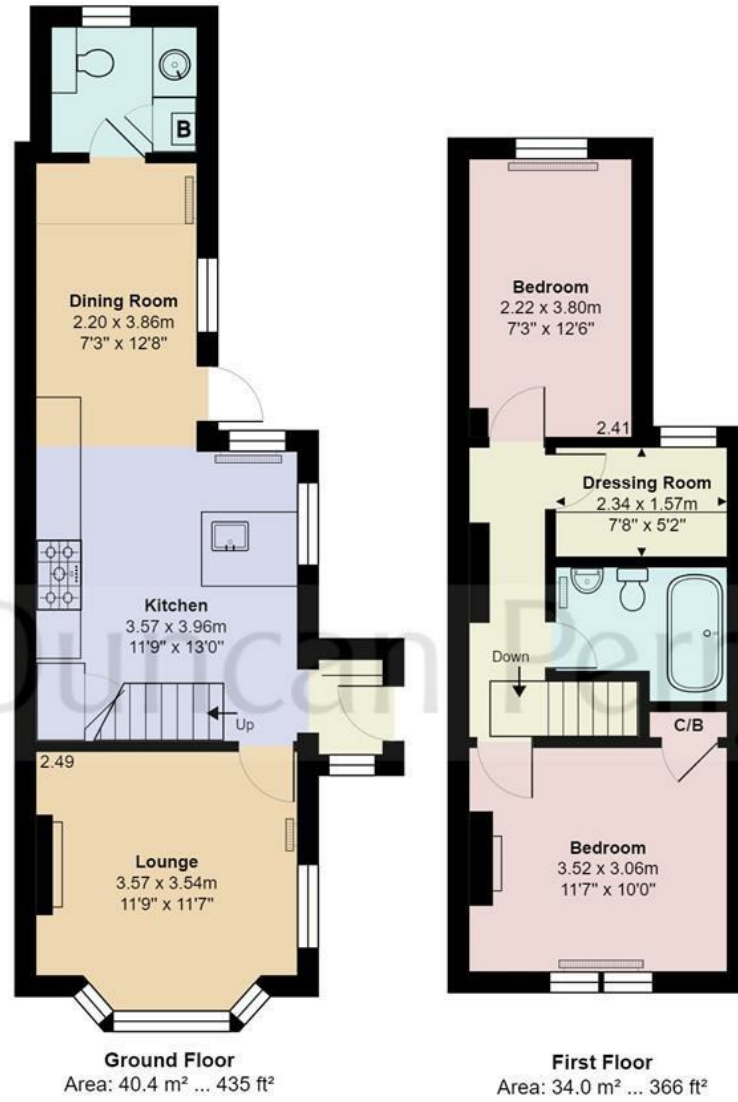
Features freestanding white roll top bath with side mounted mixer taps and handheld shower attachment. Ceiling mounted large rainfall style showerhead. Close coupled top flush W.C. Pedestal sink with singular taps. Wall lights. White heated towel rail. Obscure glass double glazed window to side.

REAR GARDEN

Access from dining room stepping out onto paved patio area. Outside tap. Wooden gate leading to front of property. Open timber pergola. External sockets. Lawned area with mixed borders leading on to rear of garden where there is an open covered seating area also features concealed timber clad storage. Open vista to rear. South facing.







Cotton Road, Hertfordshire EN6

Total Area: 74.4 m² ... 801 ft²

All measurements are approximate and for display purposes only

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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.

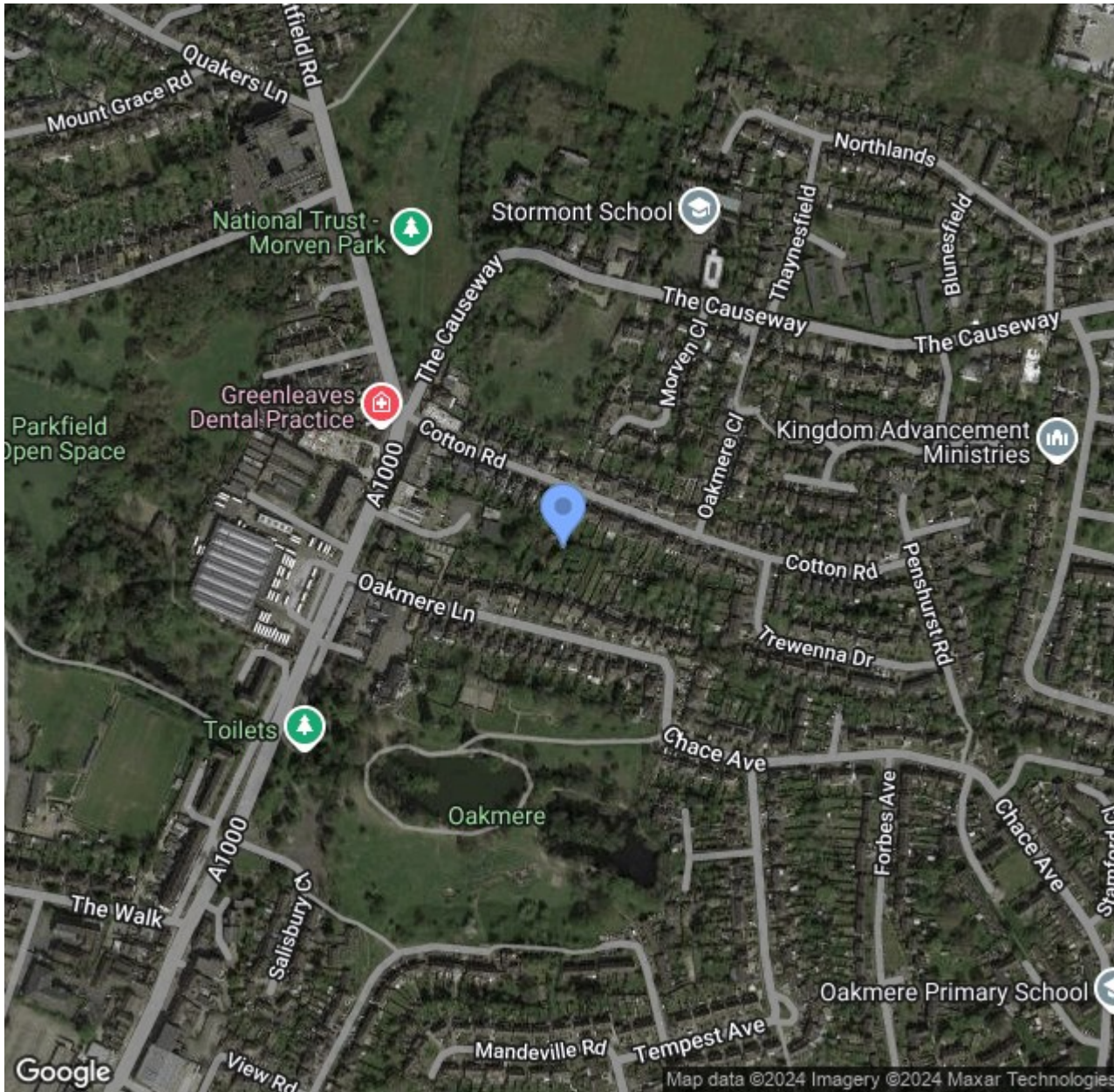
FRONT OF PROPERTY

Picket fence to front. Block paved driveway. Gated access to rear. Courtesy lighting. Approach to front door.

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



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
89	89	89	89
81-88	81-88	81-88	81-88
73-80	73-80	73-80	73-80
65-72	65-72	65-72	65-72
57-64	57-64	57-64	57-64
49-56	49-56	49-56	49-56
41-48	41-48	41-48	41-48
33-40	33-40	33-40	33-40
25-32	25-32	25-32	25-32
17-24	17-24	17-24	17-24
9-16	9-16	9-16	9-16
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



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