



**44 Mount Grace Road, Potters Bar, Herts, EN6 1RB**  
**Offers In Excess Of £900,000**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL



Situated in this sought after road this four bed detached house features two/three reception rooms. Kitchen / breakfast room. Gas central heating and double glazing. 140' x 41' southerly rear garden. Property does require refurbishment and modernisation. Internal inspection is appropriate.. Offered chain free.



- FOUR BEDROOM DETACHED HOUSE
- FEATURES THREE / FOUR RECEPTION ROOMS
- KITCHEN / BREAKFAST ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- 140' X 41 SOUTHERLY REAR GARDEN
- REQUIRES REFURBISHMENT AND MODERNISATION
- CHAIN FREE
- INTERNAL INSPECTION IS APPROPRIATE
- TENURE - FREEHOLD. COUNCIL TAX BAND G - HERTSMERE COUNCIL





Open recessed entrance porch. Pearled from door with frosted double glazed panels. Opens into

### ENTRANCE HALL

17'1 x 6'9 (5.21m x 2.06m)

Measurement including stairs. Picture rail. Frosted double glazed windows to front and side. Double radiator. Under stairs cupboard with light, electricity meter and consumer unit.

### DOWNSTAIRS W.C.

Suite comprising close coupled W.C and corner wash hand basin. Half tiled walls. Frosted double glazed window to side. Tile effect wall covering.

### LOUNGE

16'8 x 13'5 (5.08m x 4.09m)

Double glazed bay window to front. Two double radiators. Feature polished stone fireplace with coal affect gas fire. TV aerial point. Picture rail.

### DINING ROOM

13'4 x 11'10 (4.06m x 3.61m)

Frosted double glazed window to side. Single radiator. Picture rail. Doors and windows to

### MORNING ROOM

11'6 x 8'5 (3.51m x 2.57m)

Double radiator. Double glazed windows to rear and side. Part frosted double glazed door to side.

### KITCHEN / BREAKFAST ROOM

18'4 x 8'3 (5.59m x 2.51m)

Range of wall and base units featuring cupboards and drawers. Double radiator. Double glazed window to side and rear. Part double glazed casement door to side. Splashback tiling. Space for washing machine, cooker and refrigerator.





## FIRST FLOOR LANDING

Approached via turn flight of stair case from hallway. Frosted double glazed window to side. Access to loft. One double and one single radiator.

## BEDROOM ONE

16'8 x 12'9 (5.08m x 3.89m)

Width measurement taking to back of fitted wardrobes. Two double width and two single width with cupboards over and nest of drawers. Double glazed bay window to front with double radiator. Picture rail.

## BEDROOM TWO

16'4 x 9'2 (4.98m x 2.79m)

Fitted wardrobes. One double and one single radiator. Double glazed windows to front and rear.

## BEDROOM THREE

12'9 x 9'3 (3.89m x 2.82m)

Single radiator. Double glazed window to rear. Picture rail.

## BEDROOM FOUR

7'10 x 7'6 (2.39m x 2.29m)

Single radiator. Picture rail. Double glazed window to front.

## BATHROOM

7'5 x 5'10 (2.26m x 1.78m)

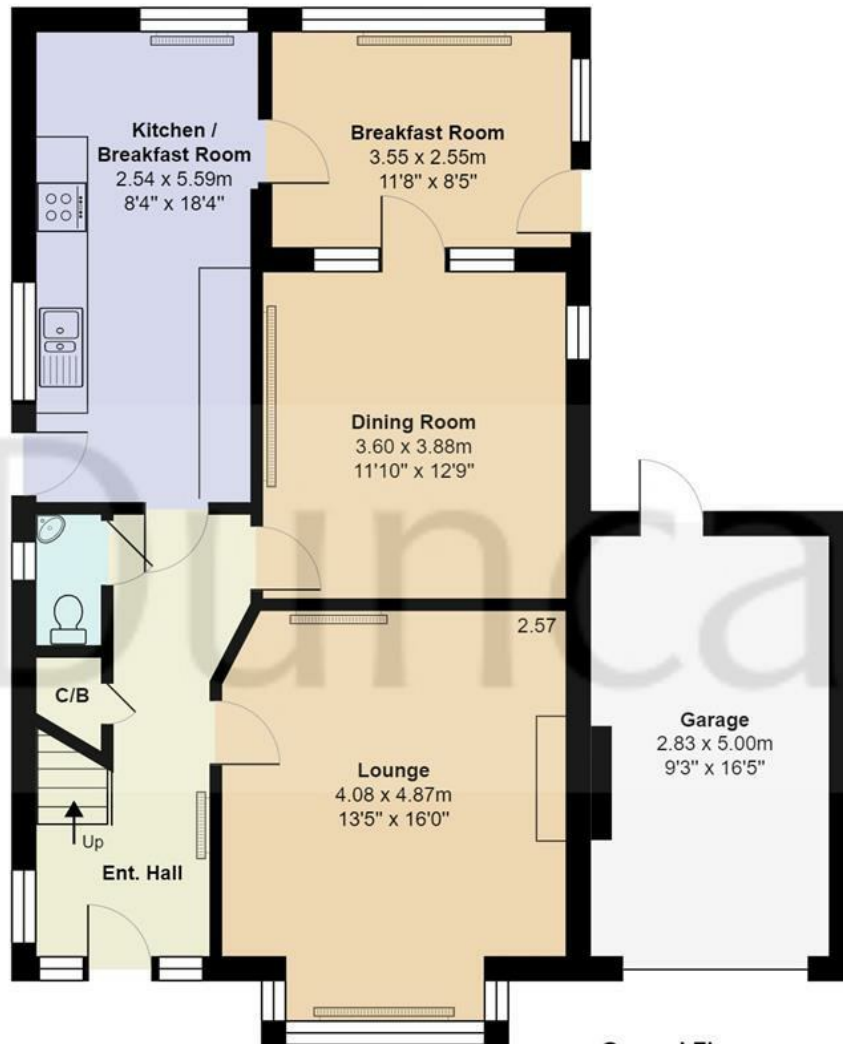
Suite comprising bath with mixer tap, grab handles and shower attachment. Pedestal wash basin. Frosted double glazed window to rear. Tiled walls. Single radiator. Built in cupboard housing Worcester gas central heating boiler with wooden slatted shelves.



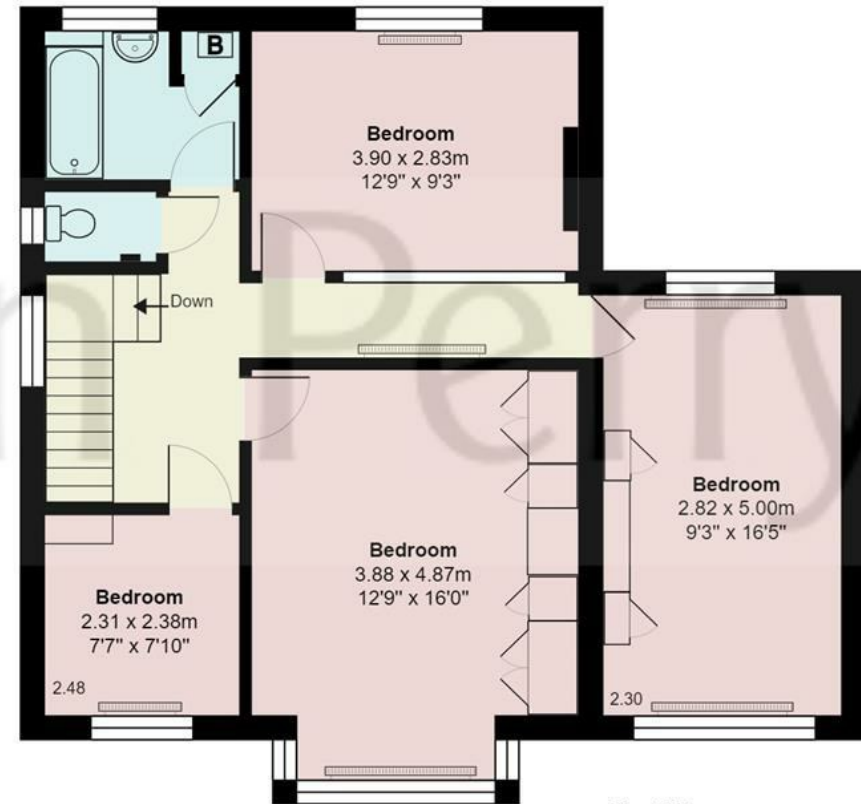








**Ground Floor**  
Area: 86.6 m<sup>2</sup> ... 933 ft<sup>2</sup>



**First Floor**  
Area: 68.9 m<sup>2</sup> ... 741 ft<sup>2</sup>

**Mount Grace Road, Hertfordshire EN6**

Total Area: 155.5 m<sup>2</sup> ... 1674 ft<sup>2</sup> Inc. Garage

All measurements are approximate and for display purposes only

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### EXTERIOR REAR

104' x 41' (31.70m x 12.50m)  
Backing south. Starting from rear of property with paved patio. Remainder of garden is predominately lawn. Small path to one side. Rear section of the garden was formerly a vegetable growing area. Timber garden shed with window to side. External tap. Access to front via sideway with further water tap, timber gate and external gas meters.

### INTEGRAL GARAGE

16'10 x 9'3 (5.13m x 2.82m)  
Up and over door to front. Part glazed access through to rear. Lighting and power.

### EXTERIOR FRONT

Block paved driveway to garage. Small lawn. Block paved pathway. Flower and shrub border.

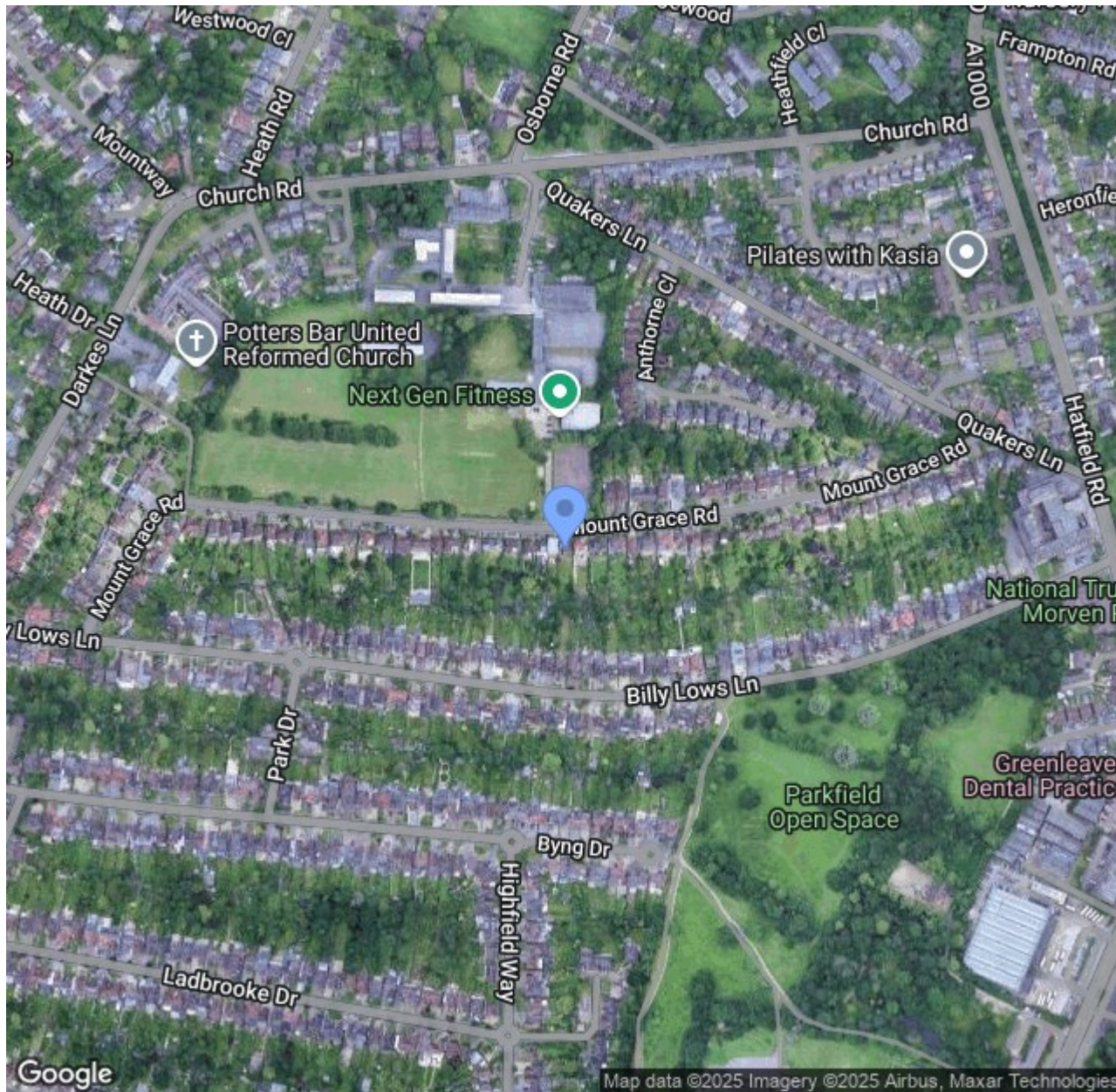
### SEPARATE W.C.

Close coupled W.C. Tiled walls. Frosted double glazed window to side.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
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Net energy efficient - higher running costs			Net environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>			<b>England &amp; Wales</b>		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		





The Estate Office, 48A The Broadway, Potters Bar, Herts., EN6 2HW  
t. 01707655466 | e. [sales@duncanperry.co.uk](mailto:sales@duncanperry.co.uk) |  
[www.propertysoftwaregroup.com](http://www.propertysoftwaregroup.com)

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