



64 Elmroyd Avenue, Potters Bar, Herts, EN6 2EF
£850,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

A rare opportunity to purchase a "Hicks" 4/5-bedroom house located in the "Royds" conservation area of Potters Bar and being within walking distance of shops, station, and popular schools. The property is ideally suited towards family living with versatile accommodation consisting of lounge, study area, kitchen/diner,

conservatory, guest room with en-suite, and four other bedrooms. Externally there is plenty of parking and an attractive rear garden.



- FOUR/FIVE BEDROOM SEMI DETACHED 'HICKS' PROPERTY
- TWO RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- 94' REAR GARDEN
- BATHROOM AND ENSUITE
- CONSERVATORY
- WALKING DISTANCE TO GREAT SCHOOLS, SHOPS AND MAINLINE STATION
- OFF STREET PARKING
- FREEHOLD
- COUNCIL TAX BAND E - HERTSMERE COUNCIL



Composite front door with obscure glass leaded light window

HALLWAY

Semi circular leaded light window to side. Double radiator. Turn flight stairs to first floor. Under stairs storage cupboard. Door through to lounge.

LOUNGE

Spotlights and coving to ceiling. Cast iron fireplace with tiled detailing, wooden surround and black slate hearth. Double glazed white UPVC leaded light bay fronted window to front with top openers. Curved radiator to fit bay. Lounge itself is arranged into two sections with an open aspect leading through to the second section. Which also has coving and spotlights to ceiling. Glazed double doors which lead through to:

STUDY AREA

Spotlights to ceiling. Double glazed leaded light window to rear. Covered radiator. Open aspect which leads through to:

DINING ROOM

Spotlights to ceiling. Glazed skylight. Covered radiator. Double glazed leaded light patio doors to rear garden. Further double radiator. Casement door to the side of the property. Open aspect which leads to:

KITCHEN

Features of range of wall, drawer and base units in white. Stainless steel double oven and above is a five ring Neff gas hob. Above Neff stainless steel extractor. Working surfaces are a marble effect with tiled splashback. Space for dishwasher. Space for washing machine. Space for fridge freezer. Breakfast bar area with seating for two with matching working surface. Stainless steel sink with drainer and mixer tap. Double glazed leaded light window to front. Double radiator. Further leaded light window to side. Sliding door which leads onto:

CONSERVATORY

Double glazed windows to sides and door to rear.

GUEST ROOM/STUDY

Coving to ceiling. Double glazed obscure glass doors onto the side of the property. Cupboard housing Worcester combination boiler.



ENSUITE SHOWER ROOM

Glazed bi-folding shower cubicle, shower with wall mounted controls, hand held shower attachment and fixed larger over head shower . Wall mounted extractor. Wash hand basin with side mounted mixer tap and a white storage cupboard below. Close coupled top flush WC. Chrome heated towel rail. Double glazed obscure glass window to side. Spotlights to ceiling.

FIRST FLOOR LANDING

Double glazed obscure glass window to side.

BEDROOM

Floor to ceiling sliding mirrored wardrobes. Coving and spotlights to ceiling. Double radiator. White UPVC double glazed leaded light window to front.

BEDROOM

White UPVC double glazed window to rear. Single radiator. Three separate storage cupboards.

BEDROOM

White UPVC double glazed window to rear. Double radiator.

BATHROOM

Features a white suite comprising of a shower/bath with glazed pivoting shower screen, mixers taps, wall mounted shower, hand held shower attachment and larger fixed overhead shower head. Sink with mixer tap and storage cupboards below. Concealed cistern WC with integrated flush. Chrome heated towel rail. Part tiled walls. Wall mounted extractor. Spotlights to ceiling. Obscure glass double glazed window to side.

Turn flight stairs heading to next floor.

BEDROOM

Double glazed window to rear. Velux style window to front. Fitted wardrobes in white.

REAR GARDEN

94 ft (28.65m ft)

Access from the dining room or from the conservatory leading out onto a paved patio area in Indian sandstone. Outside tap. Outside lighting. Outside sockets. Garden itself is attractively planted with mixed borders and hedging. There is a central lawn section. To the rear is a large timber shed and a further smaller timber 'bike store'. Further paved area at rear.







Elmroyd Avenue, Hertfordshire EN6

Total Area: 138.8 m² ... 1495 ft²

All measurements are approximate and for display purposes only

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Freehold. Council tax band E - Hertsmere council

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

Block paved driveway providing parking for several vehicles. This extends to the side of the property, where there is access to guest room and to the kitchen/dining room.

External power point. Covered meter cupboard. Open pillared porch with courtesy lighting and raised step to front door.



Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs Worst energy efficient - higher running costs			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
Environmental Impact (CO ₂) Rating		Current	Potential
Most environmentally friendly - lower CO ₂ emissions Worst environmentally friendly - higher CO ₂ emissions			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

