



**3 Bed
House - Semi-
Detached
located in Potters
Bar**
£568,000



Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Meadow Way
Potters Bar
EN6 2NJ



Duncan Perry offers a CHAIN FREE THREE BEDROOM SEMI DETACHED HOUSE. Property is extended on ground floor at rear. Includes separate dining room, lounge, downstairs WC, bathroom, garage and own drive. Close to local shops and station. Potential to extend STPP.

Obscure glazed aluminium sliding doors opening into porch.

PORCH

Obscure glazed wooden door opening into:

HALLWAY

Single radiator. Cupboard housing gas meter, electric meter, consumer unit and shelving. Turn flight stairs to first floor.

DOWNSTAIRS WC

Circular UPVC obscure glass window to front. WC. Corner sink with mixer tap.

LOUNGE

Square bay UPVC window to front. Wall light points. Gas fire on stone hearth and brick surround, Single radiator. Wall unit with shelves and glass doors. Coving to ceiling. Sliding patio doors to:

DINING ROOM

White UPVC double glazed window to side. White UPVC double glazed window to rear. White UPVC double glazed sliding patio doors to rear. Two single radiators. Coving to ceiling. Wall light points.

KITCHEN

Range of wooden wall, drawer and base units with complimenting cream work tops above. Wall extractor. Space for gas cooker. Space for dishwasher. Space for washing machine. Plate rack display unit. Stainless steel 2 and a half bowl sink with mixer tap. Tiled walls. Tiled floor. Pantry cupboard. White UPVC courtesy door to side of the property.

FIRST FLOOR LANDING

White UPVC window on side. Loft hatch. Loft is boarded and has aluminium ladder. Loft contains combi boiler.

BEDROOM ONE

White UPVC window to rear, Single radiator. Fitted wardrobe containing hanging and shelving.

BEDROOM TWO

White UPVC window to front. Single radiator. Fitted wardrobes containing hanging and shelving, Fitted matching vanity unit.

BEDROOM THREE

White UPVC window to side. Single radiator.

BATHROOM

Bath with mixer tap and shower attachment. Wall hung shower over bath with wall mounted controls. WC, Pedestal sink with singular taps. Obscured white UPVC window to rear. Tiled walls. Single radiator.

REAR GARDEN

49'2" x 26'2"

Accessed from dining room doors or from door in kitchen. Paved steps down to grass area. Part circular patio to rear. Flower beds to side part retained by sleepers.

EXTERIOR SIDE

Accessed from front of property by a gate which opens fully, to fit a car down or from kitchen door. Block paved. Car port extends from front covered in polycarbonate .

GARAGE

Accessed via an up and over door. Lighting and power. Own consumer unit. White UPVC window to side. White UPVC window to rear.

FRONT OF PROPERTY

Carport covered in polycarbonate. Carport extends from front to garage. Block paved drive with parking for two vehicles. Grass area with flower beds around edge. Wall to front and side.

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.





7 Meadow Way, Potters Bar, EN6 2NJ





Meadow Way, Hertfordshire EN6

Total Area: 101.8 m² ... 1096 ft²

All measurements are approximate and for display purposes only

Duncan Perry

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

DIRECTIONS

Please refer to google maps using property postcode

CONTACT

The Estate Office
48A The Broadway
Potters Bar
Herts.

E: sales@duncanperry.co.uk
T: 01707655466
<https://www.duncanperry.co.uk>

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL