



57 Northlands, Potters Bar, Herts, EN6 5JD
£735,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

We are pleased to offer for sale this 4 bedroom DETACHED home located off of the popular CAUSEWAY area of Potters Bar with good access to local amenities. Accommodation consists of lounge, dining room, breakfast room, cloak room and kitchen. On the first floor is a family bathroom, en suite shower room and 4

bedrooms. Externally the garden has views to open countryside and to the front is a driveway with access to garage. Viewings by appointment.



- FOUR BEDROOM DETACHED HOUSE
- LOCATED IN POPULAR CAUSEWAY AREA OF POTTERS BAR
- KITCHEN / BREAKFAST ROOM
- LOUNGE / DINING ROOM
- DOWNSTAIRS CLOAKROOM
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- FAMILY BATHROOM
- GARAGE AND OFF STREET PARKING
- TENURE - FREEHOLD. COUNCIL TAX BAND F - HERTSMERE BOROUGH COUNCIL
- VIEWING BY APPOINTMENT ONLY



Wooden front door with small glazed central panel.

HALLWAY

Double radiator. Coving and spotlights to ceiling. Turn flight of stairs to first floor. Doorway through to

CLOAKROOM

Top flush W.C. Wash hand basin with corner mounted mixer tap. Tiled splashback. Tiled floor. Window to front.

Double opening glazed Georgian style doors leading through to

LOUNGE

Coving to ceiling. Two double radiators. Double glazed leaded light windows to front. Glazed Georgian style double opening doors leading through to

DINING ROOM

Coving to ceiling. Double radiator. White UPVC double glazed patio doors onto to garden. Doorway through to

KITCHEN

Features cream wall, drawer and base units with working surfaces above. Stainless steel integrated oven with an electric hob above. NEFF extractor. Tiled splashbacks. Space for washing machine. Space for dishwasher. One and a half bowl stainless steel sink with mixer tap and drainer. Ideal Classic boiler concealed in kitchen unit. Double radiator. Tiled floor. White UPVC double glazed window to rear. Open aspect through to

BREAKFAST ROOM

Double radiator. Wall mounted TV point. Space for fridge and freezer. White UPVC double glazed patio doors to rear.



FIRST FLOOR LANDING

Double glazed window to side. Spotlights to ceiling. Access to loft. Airing cupboard with rack shelving housing hot water cylinder.

BEDROOM ONE

Single radiator. Double glazed leaded light window to front. Open archway through to

SHOWER ROOM

Wall mounted Mira power shower with glazed sliding doors. Tiled cubicle. Sink set within vanity unit. Single taps and storage cupboards below. Tiled splashbacks. Tiled floor. Radiator. Window to side.

BEDROOM TWO

Single radiator. Double glazed window to rear.

BEDROOM THREE

Single radiator. Double glazed leaded light window to front.

BEDROOM FOUR

Single radiator. Laminate flooring. Double glazed window to rear.

BATHROOM

Features white suite comprising bath with mixer taps. Sink set within vanity unit with mixer tap and storage cupboards below. Top flush W.C. Chrome heated towel rail. Tiled walls. Tiled floor. Double glazed obscure glass to side.

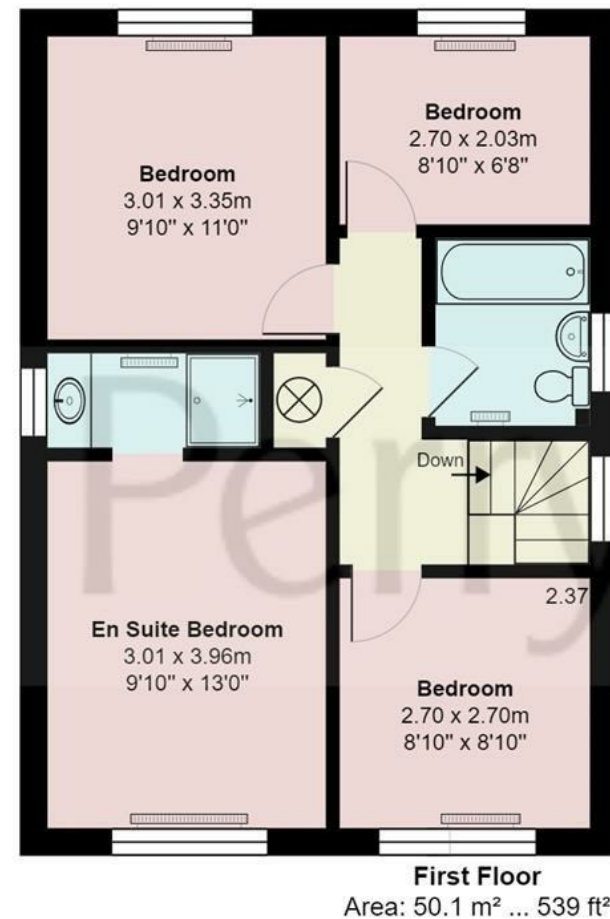
REAR GARDEN

45' x 33' approx (13.72m x 10.06m approx)

Accessed from breakfast room or dining room. Steps lead down on to paved patio area. Raised border retained by low dwarf wall. Borders to either side and to rear. Central lawned section. Outside tap. Pathway leading to front of property with gate access. Garden faces onto open countryside.







Northlands, Hertfordshire EN6

Total Area: 126.4 m² ... 1361 ft²

All measurements are approximate and for display purposes only

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FRONT OF PROPERTY

Block paved driveway providing parking for at least two vehicles. Large central lawned section. Mixed flower beds. Open canopy. Courtesy light and step up to front door.

Tenure - Freehold. Council tax band F - 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.

GARAGE

Accessed via up and over door. Power and lighting. Houses gas, electricity meters and consumer unit.



Energy Efficiency Rating		Current	Potential
<p>How energy efficient - lower running costs</p> <p> 95-100 A 81-94 B 69-80 C 55-68 D 43-54 E 35-42 F 1-34 G </p> <p>Not energy efficient - higher running costs</p>			
<p>EU Directive 2002/91/EC</p>			
England & Wales			
Environmental Impact (CO ₂) Rating		Current	Potential
<p>How environmentally friendly - lower CO₂ emissions</p> <p> 20-47 A 15-20 B 9-14 C 4-8 D 1-3 E 0-1 F -1-2 G </p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
<p>EU Directive 2002/91/EC</p>			
England & Wales			

