



**4 Bed  
House - Semi-  
Detached  
located in Potters  
Bar**

£747,000



**Duncan Perry**  
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Hatfield Road  
Potters Bar  
EN6 1HS

Situated close to open countryside with good size FOUR BEDROOM SEMI DETACHED HOUSE features two reception rooms, kitchen and utility, principle bedroom with en-suite shower, two further double bedrooms, bathroom and shower room. Property also benefits from a 118' x 28' rear garden and permitted development to rear subject to local authority guidelines.

Covered entrance porch. Panelled front door with obscure double glazed panels opening into:

#### ENTRANCE HALL

Double radiator. Laminate wood effect flooring. Under stairs storage cupboard houses gas meter. Second under stairs storage cupboard with shelving and light and electricity meter.

#### LOUNGE

14'6 x 13'5

Half bay double glazed window to front. Double radiator. Laminate wood effect flooring. Feature fireplace with gas coal effect fire.

#### DINING ROOM

12'3 x 12'1

Laminate wood effect flooring. Two double radiators. Double glazed window and French doors to rear garden. NB Lounge and dining are divisible by part glazed bi fold doors.

#### KITCHEN

11' x 7'7

Modern range of slate grey wall and base units featuring cupboards and drawers combined with marble effect working surfaces. One and a half bowl stainless steel sink and mixer tap. Space for fridge freezer. Space for dishwasher. Space for electric cooker. Splashback tiling. Wood effect floor coving. Double glazed window to rear. LED ceiling spotlights. Concealed Ideal Logic gas central heating boiler. Door to:

#### UTILITY ROOM

10'6 x 6'8

Single drainer stainless steel sink. Wall cabinets. Space for

washing machine. Space for further refrigerator. Part double glazed door to rear. Single glazed frosted window to rear. Access door to:

#### GARAGE

13'9 x 6'10

Double width UPVC barn doors to front. Lighting and power.

#### FIRST FLOOR LANDING

Approached via turn flight staircase and half landing. Frost double glazed window to side. Built in cupboard with wooden slatted shelves.

#### BEDROOM ONE

14'6 x 12'2

Double glazed half bay window to front. Double radiator. Door to:

#### ENSUITE SHOWER ROOM

7'10 x 7'10

Modern white suite comprising large shower base with glass cubicle. Vanity top wash basin with cupboards and drawers below. Concealed cistern WC. Chrome heated towel rail. Half tiled walls. Fully tiled shower area. Frosted double glazed window to front. LED ceiling spotlights. Light activator extractor fan.

#### BEDROOM THREE

11'6 x 10'2

Fitted cupboards and drawers. Single radiator. Double glazed window to rear.

#### BATHROOM

8' x 7'10

Suite comprising corner bath with mixer taps and Triton shower over bath with shower screen. Pedestal wash basin. Close coupled WC. Half tiled walls. Full tiled around bath area. Frosted double glazed window to side.

#### SECOND FLOOR LANDING

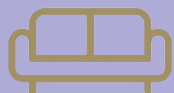
Approached via first floor landing via turn flight staircase. Double glazed window to side.



4



3



2



E



## **BEDROOM TWO**

18'4 x 10 (widening to 11'4)

Dual aspect. Double glazed Velux skylight to front and double glazed window to rear. Rear window has views of distant fields. Eaves storage access. Single radiator.

## **BEDROOM FOUR**

7'11 x 8'2

Single radiator. Double glazed window to rear with distant views to fields.

## **SHOWER ROOM**

6'5 x 5'10

White suite comprising corner shower base glass cubicle. Pedestal wash basin. Top flush WC. Tiled walls. Double glazed skylight to front. Chrome heated towel rail. Eaves storage access.

## **EXTERIOR REAR**

118' x 28'

Starting from the rear of the property with a full width patio, Remainder of the garden is predominately lawn with flower and shrubs borders to either side and rear. Timber fence panelling to either side and rear. Good size timber garden shed. External power point. External water point.



## **EXTERIOR FRONT**

Predominately block paved for parking.

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





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appliances and mains services have not been tested.  
These Particulars do not constitute a contract or part of  
a contract.



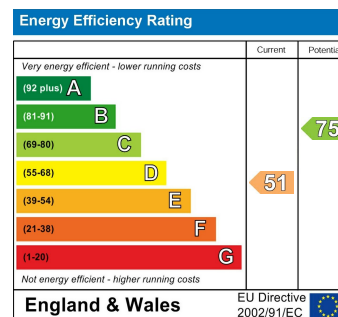


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**Hatfield Road, Potters Bar, EN6 1HS**

Total Area: 155.1 m<sup>2</sup> ... 1670 ft<sup>2</sup> (excluding garden)

All measurements are approximate and for display purposes only



## DIRECTIONS

Please refer to google maps using property postcode

## CONTACT

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