



52 Sherwood Avenue, Potters Bar, Herts, EN6 2LE
£879,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Offered CHAIN FREE is this extremely attractive “one off” 3-bedroom detached house situated in an ever-popular location within walking distance of shops, station and popular schools. The ground floor offers a n impressive galleried hallway, dining room, kitchen and superb lounge with bi folding doors and views on to the beautiful south facing rear

garden. On the first floor are 3 bedrooms and a family bathroom together with separate shower room. Externally there is off street parking and garage. Viewings by appointment.



- ATTRACTIVE THREE BEDROOM DETACHED HOUSE
- CHAIN FREE
- WALKING DISTANCE TO SHOPS AND MAINLINE STATION
- LARGE LOUNGE WITH BIFOLD DOORS ONTO GARDEN
- 115' SOUTHERLY ASPECT GARDEN
- BATHROOM AND SEPARATE SHOWER ROOM
- GARAGE AND OFF STREET PARKING
- KITCHEN
- FREEHOLD
- COUNCIL TAX BAND F - HERTSMERE COUNCIL



Wooden front door with glazed leaded light panel with matching leaded light side lights opening into:

HALLWAY

Double radiator. Wood panelled walls. Full height galleried aspect to second floor with turn flight stairs. Under stairs storage cupboards which houses consumer unit and electric meter together with alarm system. Wall mounted thermostatic heating controls. Wood effect grey flooring. Doorway through to:

DINING ROOM

Continuation of flooring from hallway. Double glazed leaded light window to front. Picture rail. Wooden fire surround with electric stove style fire. Tiled hearth. Open aspect which leads through to:

LOUNGE

Continuation of flooring from hallway. Spotlights to ceiling. Large glazed roof lantern. Bi-folding doors to rear with fitted blinds. Two double radiators. Wall mounted tv point. Double glazed leaded light window to side. Feature stain glass high level window to side. Casement door to side.



KITCHEN

Features a range of wall, drawer and base units in white gloss with grey working surfaces above. Tiled splashbacks. Integrated Bosch double oven. Blanco induction hob and above concealed extractor. Integrated Bosch microwave. Space for dishwasher. Space for washing machine. Integrated fridge and freezer. Ceramic Blanco sink with matching drainer and mixer tap. Double glazed leaded light window to rear with door to match. Two leaded light picture windows that face onto the lounge. Double radiator. Concealed within one of the kitchen units is Vaillant boiler.

FIRST FLOOR LANDING

Double glazed leaded light window to front. Loft access. Airing cupboard with rack shelving.

BEDROOM ONE

Features fitted wardrobes and shelving in white. Double radiator. Double glazed leaded light window to front. Spotlights to ceiling. Double glazed feature stain glass window to side.

BEDROOM TWO

Fitted wardrobes in white with shelving to match. Double radiator. Double glazed leaded light window to front.

BEDROOM THREE

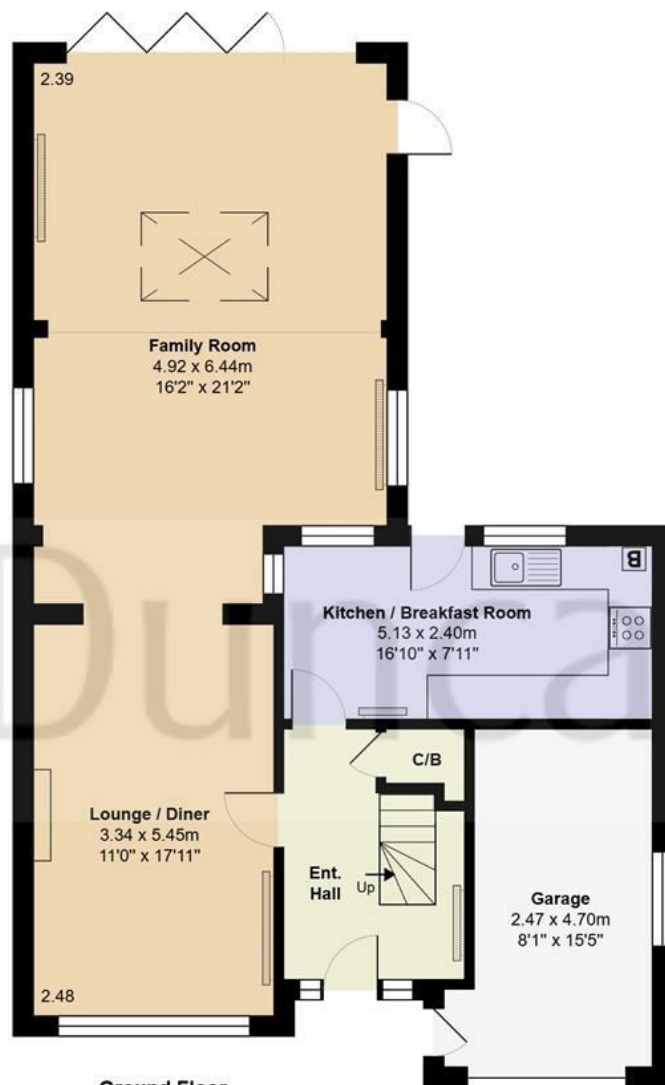
Double radiator. Double glazed leaded light window to rear. Access to loft space.

BATHROOM

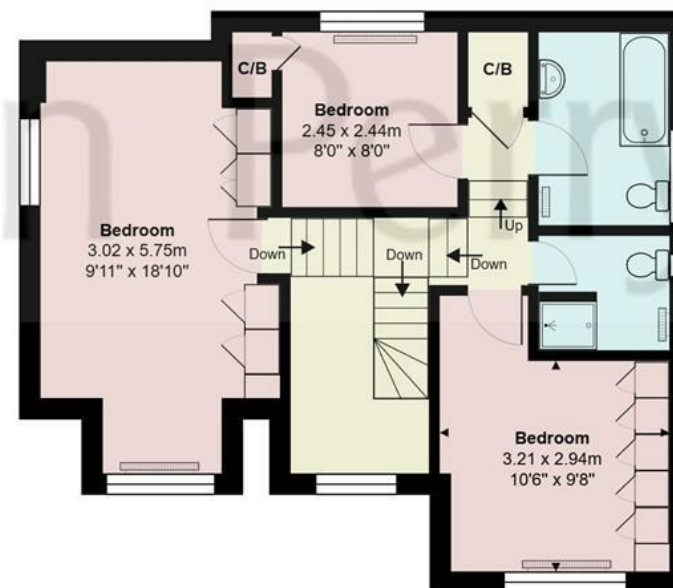
Features a white suite comprising of bath with mixer tap and shower attachment. Pedestal sink with singular taps. Top flush WC. Chrome heated towel rail. Tiled walls. Double glazed leaded light window to side.







Ground Floor
Area: 90.5 m² ... 974 ft²



First Floor
Area: 55.2 m² ... 594 ft²

Sherwood Avenue, Hertfordshire EN6

Total Area: 145.7 m² ... 1568 ft² Inc. Garage

All measurements are approximate and for display purposes only

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SHOWER ROOM

Features a shower cubicle with wall mounted Aqualisa controls and glazed shower screen. Top flush WC. White heated towel rail. Spotlights to ceiling. Tiled walls. Tiled floor. Double glazed obscure glass leaded light window to side. Wall mounted extractor.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 85 80-84 75-79 69-74 64-68 59-63 54-58 49-53 44-48 39-43 34-38 29-33 24-28 19-23 14-18 9-13 4-8 Not energy efficient - higher running costs		Very environmentally friendly - lower CO₂ emissions 85 80-84 75-79 69-74 64-68 59-63 54-58 49-53 44-48 39-43 34-38 29-33 24-28 19-23 14-18 9-13 4-8 Not environmentally friendly - higher CO₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

REAR GARDEN

115' (35.05m)

Access from kitchen or from the lounge. Large tiled patio area. Aluminium green house. Outside tap. Outside sockets. Raised pond with power and filtration. Tiled to match patio area. External lighting. The garden itself is very attractive garden with central lawn section and established borders to sides and rear. Pathway which leads to the rear of the garden where there are two timber sheds. Garden has a south westerly aspect. Side access to both sides of the property leading to the front of the property.

GARAGE

Accessed via up and over door from front. Power and lighting. Shelving. Obscure glass glazed window to side. Houses gas meter.

FRONT OF PROPERTY

Driveway with off street parking. Garden itself is terraced with mixed borders and dwarf wall to front. Steps up to the front door. Open canopy which extends across the front of the property with supporting brick pillars. Access to the side of the property.

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.



