



**4 Bed
House - Terraced
located in Potters
Bar**

£525,000



Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Laurel Avenue
Potters Bar
Herts
EN6 2AF

Wooden front door with a leaded light stain glass panel and double glazed obscure glass side light, leading to:

HALLWAY

Wood laminate flooring. Straight flight stairs to first floor. Single radiator. Under stairs storage cupboard. Doorway through to:

LOUNGE

Double glazed bay fronted window to front with leaded light top openers. Continuation of wood laminate flooring from hallway. Column radiator. Gas fireplace with marble hearth and wooden surround in white. Wall lights.

KITCHEN/DINER

Kitchen features a range of wall, drawer and base units in primrose with wood effect working surfaces above. Tiled splashbacks. Integrated Neff oven in stainless steel and above is an integrated Belling microwave. Neff electric hob and above stainless steel extractor. Space for a washing machine. One and a half bowl stainless sink with mixer tap and drainer. Spotlights to ceiling. Space for fridge and freezer. Tiled floors. Double glazed Georgian style window to rear.

Dining room section - continuation of tiled floor from kitchen. Double glazed Georgian style patio doors opening onto the garden. Double radiator.

FIRST FLOOR LANDING

Doorway through to:

BEDROOM ONE

Spotlights to ceiling. Double radiator. Double glazed bay fronted window to front with leaded light top openers.

BEDROOM TWO

Single radiator. Double glazed Georgian style window to rear. Fitted wardrobes in a light wood finish with central mirrored section.

BEDROOM FOUR

Single radiator. Double glazed window to front with leaded light top openers. Fitted shutters in white.

BATHROOM

White suite comprising of bath with singular taps. Wall mounted Grohe shower. Pedestal sink with singular taps. WC. Chrome heated towel rail. Obscure glass double glazed window to rear. Tiled walls. Tiled floor. Spotlights to ceiling.

SECOND FLOOR LANDING

Further set of turn flight stairs up to second floor. Velux window to front. Doorway through to

ENSUITE BEDROOM

Glazed window to rear. Two Velux windows to front. Spotlights to ceiling. Fitted storage cupboards. Eaves access. Doorway through to:

ENSUITE SHOWER ROOM

Features a corner shower cubicle with wall mounted controls. Pedestal sink with mixer tap. Top flush WC. Double glazed obscure glass window to rear. Chrome heated towel rail. Tiled walls. Tiled floor.

REAR GARDEN

Outside tap. Patio area. Brick built storage unit with double glazed door and window. Step up to main section of garden which is predominately laid to lawn. Garden faces South.

FRONT

Block paved driveway with parking for two vehicles

Tenure - Freehold. Council tax band D - Hertsmere Council.

Property Information

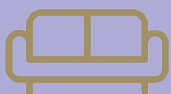
We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.



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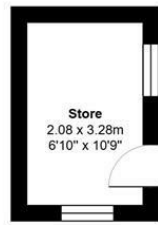
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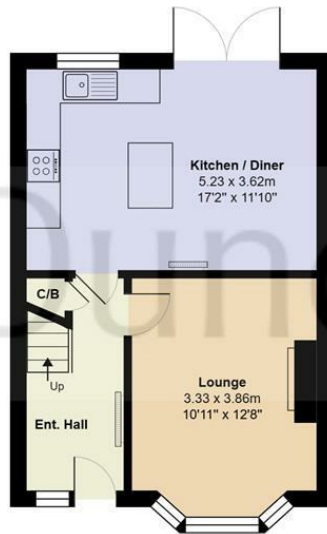


17 Laurel Avenue, Potters Bar, Herts, EN6 2AF

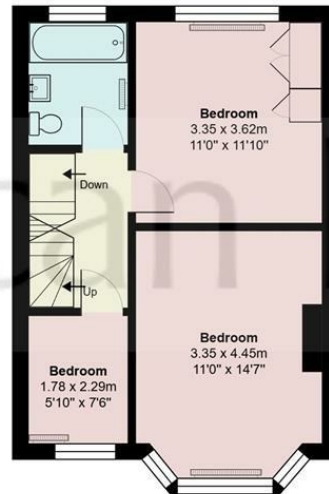




Outbuilding



Ground Floor
Area: 40.6 m² ... 437 ft²



First Floor
Area: 41.6 m² ... 447 ft²



Second Floor
Area: 22.7 m² ... 244 ft²

Laurel Avenue, Hertfordshire EN6

Total Area: 104.8 m² ... 1128 ft² (excluding store)
All measurements are approximate and for display purposes only

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	79
(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 postcode.

CONTACT

48A The Broadway
Potters Bar
Herts.
EN6 2HW

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

