



43 Sherwood Avenue, Potters Bar, EN6 2LE
£765,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Duncan Perry are delighted to offer for sale this generously sized 4-bedroom semi-detached house situated in a very desirable location close to station, shops and popular schools. The property features two reception rooms, ground floor shower room, 3 double bedrooms plus single, family bathroom, good sized garden together with garage,

and off-street parking. Viewings by appointment only.



- FOUR BEDROOM SEMI DETACHED HOUSE
- WALKING DISTANCE TO SHOPS AND MAINLINE STATION
- FAMILY BATHROOM AND DOWNSTAIRS SHOWER ROOM
- 80' REAR GARDEN
- GARAGE AND OFF STREET PARKING
- WALKING DISTANCE TO POPULAR SCHOOLS
- TWO RECEPTION ROOMS
- POPULAR RESIDENTIAL STREET
- FREEHOLD
- COUNCIL TAX BAND E - HERTSMERE COUNCIL



Composite front door with a leaded light semi circular double glazed panel with a double glazed side light opening into:

HALLWAY

Straight flight stairs to first floor. Coving to ceiling. Radiator. Doorway through to:

LOUNGE

Features coving to ceiling. Oak flooring. Double radiator. Double glazed white UPVC window to front. Gas fireplace (not in use) with tiled hearth and surround.

DINING ROOM

Features coving to ceiling. Parquet flooring. Double radiator. Double glazed window to rear. Double glazed casement door to rear with matching opening side lights. Doorway through to:

KITCHEN

Features a range of wall, drawer and base units in wood with speckled working surfaces above and tiled splashbacks. Space for electric oven and above is a concealed extractor. Space for fridge. Space for freezer. Space for washing machine and tumble drier. One and a half bowl sink in stainless steel. Coving to ceiling. Double glazed white UPVC window to rear. Double glazed white UPVC casement door onto garden with side light and top opener. Concealed within one of the units is a Worcester boiler. Doorway to:

SHOWER ROOM

Features a corner shower cubicle with Mira Sport shower with glazed sliding doors. Concealed cistern WC. Sink set within vanity unit with storage cupboards below and above. Large chrome heated towel rail. Double glazed window to side in Obscure glass. Wall mounted extractor. Tiled walls and floor.



FIRST FLOOR LANDING

Double glazed obscure glass UPVC window to side. Access to loft. Airing cupboard with rack shelving and hot water cylinder.

BEDROOM ONE

Double glazed window to front. Single radiator, Fitted wardrobes with sliding doors. Coving to ceiling.

BEDROOM TWO

White UPVC double glazed window to rear. Single radiator, Coving to ceiling.

BEDROOM THREE

Dual aspect with white UPVC double glazed window to rear and to front. Double radiator. Coving to ceiling.

BEDROOM FOUR

Double glazed white UPVC window to front. Single radiator, Coving to ceiling.

BATHROOM

Features a white suite comprising of bath with wall mounted shower and glazed shower screen. Sink set within a vanity unit with storage cupboards below. Concealed system WC. Shaving point. Heated towel rail. White UPVC double glazed window to rear in obscure glass. Spotlights to ceiling. Tiled walls.

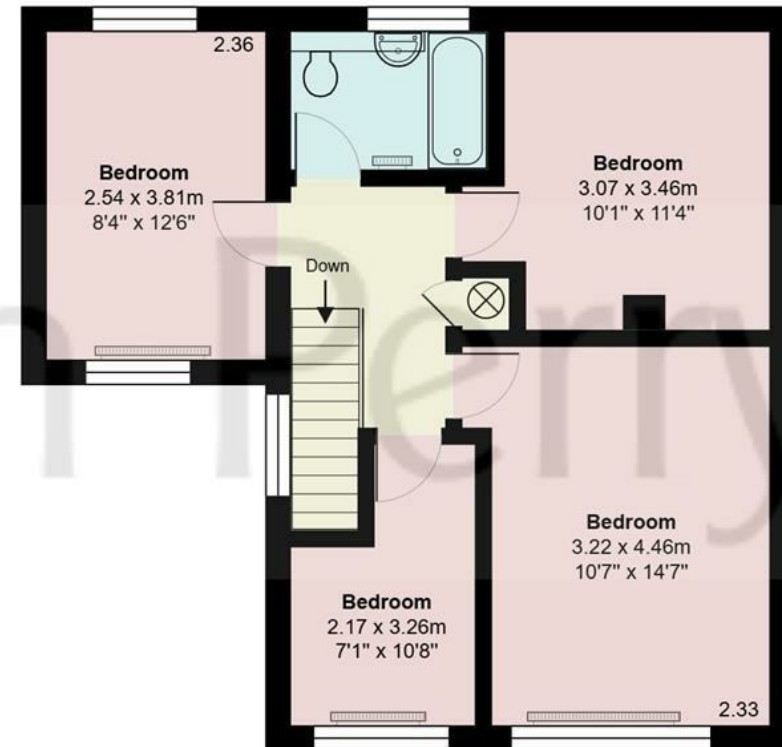
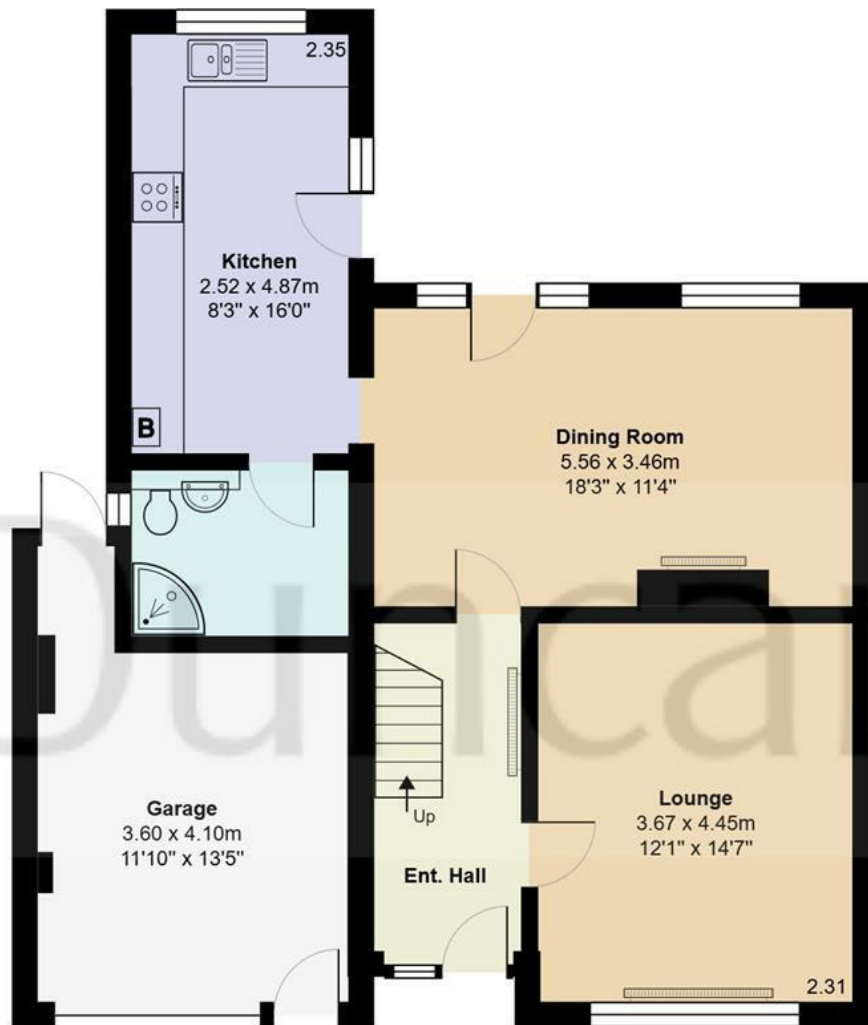
REAR GARDEN

80' (24.38m)

Accessed from kitchen or from dining room leading out onto a patio area. Outside tap. Main part of the garden is laid to lawn. Flower borders to side and to rear. Side access to a courtesy door onto the garage.







Sherwood Avenue, Hertfordshire EN6

Total Area: 135.8 m² ... 1461 ft²

All measurements are approximate and for display purposes only

Duncan Perry



FRONT OF PROPERTY

Open porch. Lawn area. Parking. Dwarf wall to front. Access to garage via up and over door and courtesy door. External lighting.

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.

GARAGE

Accessed from courtesy door from the garden also a courtesy door from front and up and over door. Power and lighting.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
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71	84		
<small>Not energy efficient - higher running costs</small> <small>EU Directive 2002/91/EC</small>		<small>Not environmentally friendly - higher CO₂ emissions</small> <small>EU Directive 2002/91/EC</small>	
England & Wales		England & Wales	

