



26 Trewenna Drive, Potters Bar, EN6 5JL
£700,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Situated in a quiet residential road, this four/five bedroom semi detached chalet style house features two room ground floor annex, lounge, family room, kitchen, four further bedrooms on two floors, two shower rooms and one bathroom. Property also has an 50' x 21' rear garden.



- FOUR/FIVE BEDROOM SEMI DETACHED CHALET STYLE HOUSE
- TWO ROOM ANNEXE
- TWO SHOWER ROOMS AND FAMILY BATHROOM
- LOUNGE
- FAMILY ROOM
- KITCHEN
- 50' X 21' REAR GARDEN
- OFF STREET PARKING
- FREEHOLD
- COUNCIL TAX BAND E - HERTSMERE COUNCIL



Panelled front door with frost double glazed leaded light panels opening into:

ENTRANCE HALL

Tiled floor.

DOWNSTAIRS CLOAK/SHOWER ROOM

Wet room floor with white suite comprising top flush WC. Wall mounted wash hand basin. Triton electric shower. Frosted double glazed window to front. Heated towel rail.

FAMILY ROOM

Laminate wood effect flooring. Double radiator. Double glazed window to rear. Double glazed dome roofed conservatory to rear. Further double radiator. Double width double glazed doors to side to rear garden.

LOUNGE

Double glazed window to front. Edwardian style decorative fireplace. Double radiator. TV aerial point. Wall light points.

KITCHEN

Range of white wall and base units comprising cupboards and drawers. Granite working surfaces and upstands. Four ring gas hob with fan oven below and extractor hood above. Integrated stainless steel sink. Space for washing machine and fridge freezer. Integrated dishwasher. Double glazed window and casement door to rear. Laminate wood effect flooring. LED downlighters and LED ceiling spotlights. Concealed Vaillant gas central heating boiler.



ANNEX

Approached from family room via double width glazed doors.

Room 1

Double glazed window to front. Double radiator. Part glazed double door back to family room. Laminate wood effect flooring. Door to:

Bedroom

Double radiator. Dual aspect with double glazed windows to rear and to side.

FIRST FLOOR LANDING

Approached via a turn flight staircase from family room. Double glazed skylight to front. Ceiling spotlights.

BEDROOM TWO

Double glazed window to front. Single radiator. Laminate wood effect flooring.

BEDROOM THREE

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

BEDROOM FOUR

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

BATH/SHOWER ROOM

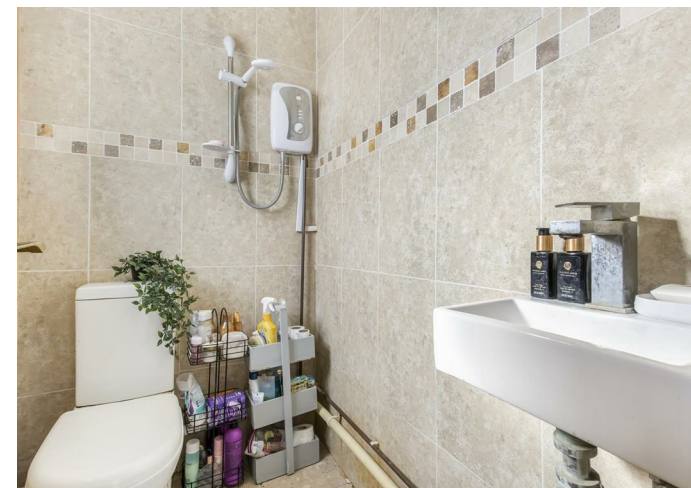
White suite comprising corner bath with mixer tap . Pedestal wash basin. Top flush WC. Corner shower with glass cubicle. Tiled walls and floor. Ceiling spotlights. Chrome heated towel rail. Frosted double glazed window to side.

SECOND FLOOR

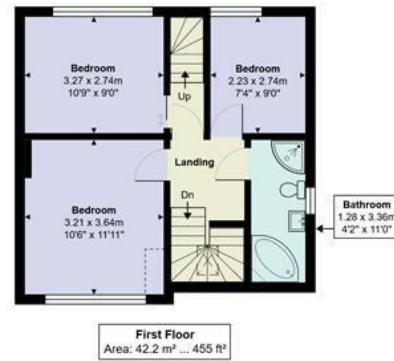
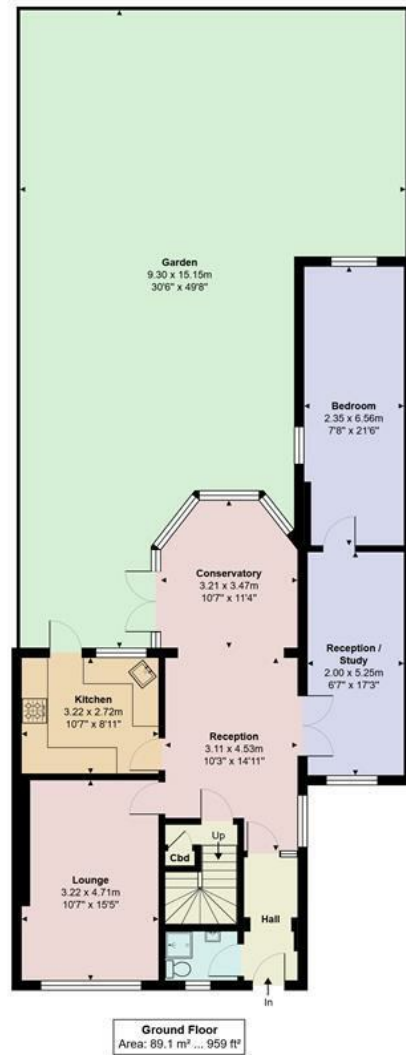
Approached via first floor landing via a turn flight staircase.

BEDROOM ONE

Double radiator. Two double glazed windows to rear. Eaves storage cupboards.







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Total Area: 148.9 m² ... 1603 ft² (excluding garden)

All measurements are approximate and for display purposes only



ENSUITE SHOWER ROOM

White suite comprising shower base and glass door. Top flush WC. Vanity top wash basin with cupboards and drawers below. Tiled walls and floor. Frosted double glazed windows to rear. Extractor fan.



EXTERIOR REAR

50' x 21' (widening to 30' at rear)
(15.24m x 6.40m (widening to 9.14m at rear))

Starting from the rear of the property with paved patio which is well secluded by trees. Stepping stone path across lawn area leading to rear section of the garden which is predominately decking. Further trees and walled beds. External water and lighting point.

EXTERIOR FRONT

Block paved driveway with parking. Lawn area retained by brick wall.

Freehold. Council tax band E - Hertmere 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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Future	Target	Current	Future	Target
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions
A	A	A	A	A	A
B	B	B	B	B	B
C	C	C	C	C	C
D	D	D	D	D	D
E	E	E	E	E	E
F	F	F	F	F	F
G	G	G	G	G	G
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
England & Wales	England & Wales	England & Wales	England & Wales	England & Wales	England & Wales
2020/21 EPC	2020/21 EPC	2020/21 EPC	2020/21 EPC	2020/21 EPC	2020/21 EPC

