



119 Ashwood Road, Potters Bar, EN6 2PW
£485,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Duncan Perry offers this three-bedroom terraced house with two double bedrooms and a single bedroom, spacious lounge, kitchen/diner, shower room, separate WC, conservatory and a lovely sunny garden. Located in Potters Bar which has excellent schools and transport links. Viewing recommended.



- THREE BEDROOM TERRACE HOUSE
- KITCHEN/ DINER
- LOUNGE
- CONSERVATORY
- TWO DOUBLE BEDROOMS AND A SINGLE BEDROOM
- FAMILY SHOWER ROOM
- SEPARATE WC
- REAR GARDEN
- COUNCIL TAX BAND D - HERTSMERE COUNCIL
- FREEHOLD



White UPVC front door with glazed top panel and glazed side panel opening into:

HALL

Spotlights to ceiling. Single radiator. Tiled wood effect flooring. Door to:

LOUNGE

Laminate wood effect flooring. Coving to ceiling. Tiled brick effect feature wall. UPVC sliding patio doors to side onto garden. White UPVC window to rear looking into conservatory. Feature electric fireplace with electric black stone on black granite hearth with wooden mantel. Tiled brick effect behind fire.

KITCHEN/DINER

Range of wall, drawer and base units in with effect with complimenting black working surfaces above. Tiled floor. Space for fridge freezer. Space for washing machine. Hotpoint built in electric oven. Baumatic stainless steel gas hob with Baumatic stainless steel splashback behind and stainless steel extractor hood above. Stainless steel sink with mixer tap and drainer. Space for dishwasher. UPVC white window to rear overlooking conservatory. Cupboard with shelving and storage. Second cupboard housing electric meter and consumer unit. Single radiator.

CONSERVATORY

Double radiator. Fully glazed windows with top openers. Polycarbonate roof. Wood effect laminate flooring.

FIRST FLOOR LANDING

Straight flight staircase to first floor landing. Loft hatch. Spotlights to ceiling.. Cupboard housing Worcester combi boiler and storage.



BEDROOM ONE

Double radiator. Laminate wood effect flooring. Spotlights to ceiling. White wardrobes offering hanging and shelving. White UPVC window to side.

BEDROOM TWO

Spotlights to ceiling. White UPVC window to front. Single radiator.

BEDROOM THREE

Wood effect laminate flooring. Spotlights to ceiling. Single radiator. White UPVC window to rear. Storage cupboard with shelf.

SEPARATE WC

White suite comprising concealed cistern WC and white sink set within vanity unit with cupboard below and mixer tap. Two white UPVC obscure glass windows to rear. Tiled walls and floor.

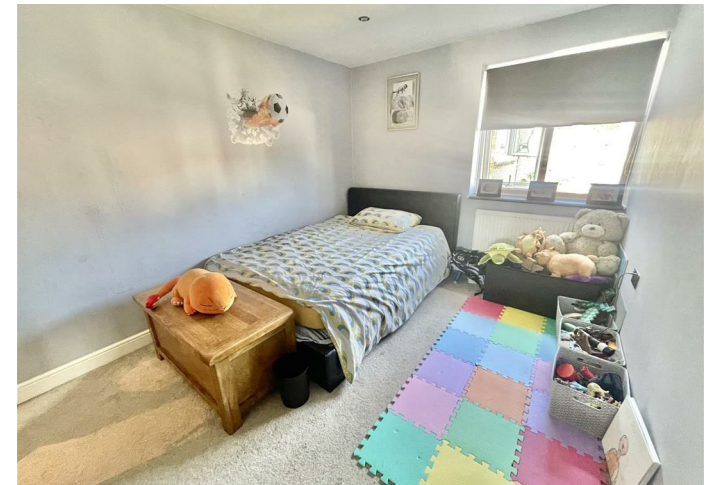
BATHROOM

White suite comprising sink set within vanity unit with cupboards below and mixer tap. White shower base with two fixed glass panels. Wall hung overhead shower and hand held shower attachment. Grey wall tiles. Tiled wood effect flooring. White UPVC obscure glass window to rear. Spotlights to ceiling. Chrome heated towel rail. Wall hung extractor fan.

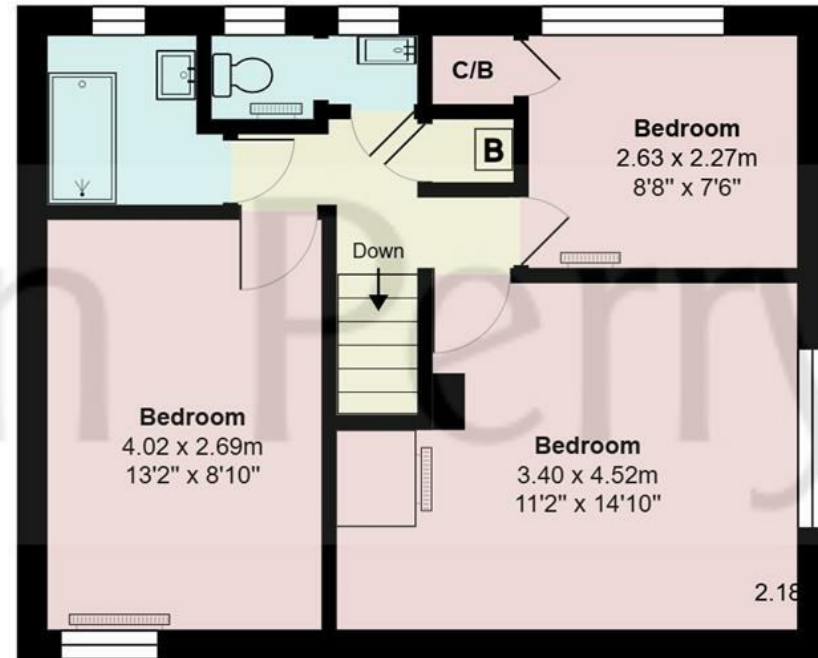
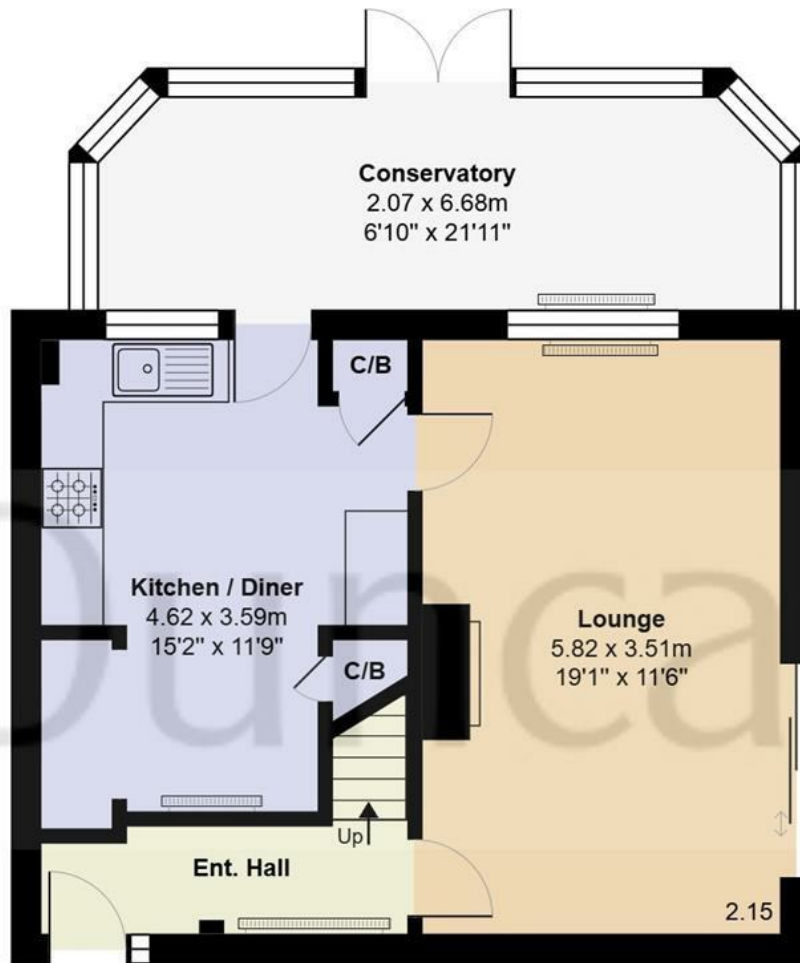
EXTERIOR REAR

Accessed from patio doors in lounge or from conservatory. Decking area in front of lounge doors. Mainly laid to lawn with borders. Outside water point. Outside light point.

EXTERIOR FRONT







Ashwood Road, Hertfordshire EN6

Total Area: 100.4 m² ... 1081 ft²

All measurements are approximate and for display purposes only

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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.

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



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>		<div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>	
<div> <div>Very energy efficient - lower running costs</div> <div>88</div> </div>		<div> <div>Very environmentally friendly - lower CO₂ emissions</div> <div>73</div> </div>	
<div> <div>81-87</div> <div>B</div> </div>		<div> <div>24-49</div> <div>B</div> </div>	
<div> <div>69-80</div> <div>C</div> </div>		<div> <div>20-40</div> <div>C</div> </div>	
<div> <div>55-68</div> <div>D</div> </div>		<div> <div>16-19</div> <div>D</div> </div>	
<div> <div>44-54</div> <div>E</div> </div>		<div> <div>12-15</div> <div>E</div> </div>	
<div> <div>35-43</div> <div>F</div> </div>		<div> <div>9-11</div> <div>F</div> </div>	
<div> <div>2-34</div> <div>G</div> </div>		<div> <div>1-8</div> <div>G</div> </div>	
<div> <div>Not energy efficient - higher running costs</div> </div>		<div> <div>Not environmentally friendly - higher CO₂ emissions</div> </div>	
<div> <div>England & Wales</div> <div>EU Directive 2002/91/EC</div> </div>		<div> <div>England & Wales</div> <div>EU Directive 2002/91/EC</div> </div>	



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