

**3 Bed  
House - End Terrace  
located in**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL



Shillitoe Avenue  
Potters Bar  
EN6 3HH



3



1



2



E

£2,300 PCM

Three bedroom end of terrace house situated in the catchment area of Dame Alice Owen's school (2024 intake). The property has been recently refurbished throughout and benefits spacious lounge, dining room, kitchen, family bathroom, gas central heating, double glazed, off street parking and rear garden. The property is available now and unfurnished. VIEWINGS HIGHLY RECOMMENDED!

## GROUND FLOOR

### ENTRANCE HALL

Radiator, built in cupboard housing gas and electric meters, under stairs storage cupboard housing Ideal boiler, double glazed obscure front door.

### LOUNGE

20'2" into alcove x 10'11"

Coved ceiling, radiator, glass fronted built in display cabinet, double glazed sliding patio doors to rear garden.

### DINING ROOM

12'7" x 10'11"

Radiator, electric fireplace, double glazed window to front.

### KITCHEN

15'9" x 7'1"

Range of wall and base units, work surfaces, stainless steel sink with mixer tap, Zanussi electric oven with integrated gas hob and extractor hood above, washing machine, dishwasher, fridge/freezer, part tiled walls, radiator, inset spot lights, double glazed window to rear, double glazed obscure door to side garden.

### CLOAKROOM

White toilet with top push flush, wall mounted sink with mixer tap, wall mounted cupboard, obscure double glazed window to front.

## FIRST FLOOR

### BEDROOM ONE

12'8" x 10'10"

Radiator, double glazed window to front.

### BEDROOM TWO

11'7" into fitted wardrobes x 9'10" into alcove

Radiator, built in wardrobe, built in storage cupboard with shelves, double glazed window to rear.

### BEDROOM THREE

9'6" x 7'3"

Radiator, fitted wardrobe and matching dresser, double glazed window to front.

### BATHROOM

6'6" x 5'6"

White three piece suite comprising panelled bath with mixer tap and wall mounted shower with rainfall head, toilet with integrated flush, vanity unit with mixer tap and cupboard below, tile floor, part tiled walls, radiator, inset spot lights, obscure double glazed window to rear.

### LANDING

Access to loft void, double glazed window, built in cupboard housing water tank, turn flight stairs to ground floor.

## EXTERIOR

### REAR GARDEN

approx 40' x 40'

Patio area to rear and side, lawn, shrub bed, pedestrian side access, exterior water tap.



### **FRONT GARDEN**

Paved for off street parking, shrub border.

### **AGENT NOTES**

Holding Deposit £507

Dilapidations Deposit £2538 - 12 month tenancy

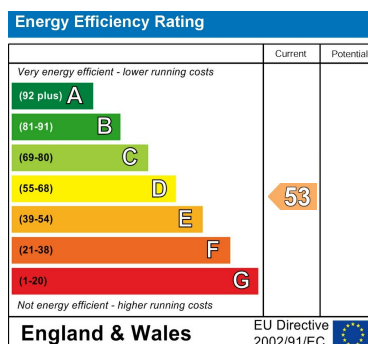
EPC Rating - E

Council Tax Band D - Hertsmere Council

Property Mis Descriptions Act

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. All measurements quoted are approximate. Any discussions regarding a potential tenancy are subject to contract.





## DIRECTIONS

## CONTACT

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