



25 Chace Avenue, Potters Bar, Herts, EN6 5LX
Offers In The Region Of £650,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Offered CHAIN FREE is this extended 3-bedroom home which occupies an impressive corner plot with scope to extend further (STPP). Features include large lounge with under floor heating, modern kitchen diner with fully integrated white goods, downstairs cloak. Upstairs are 3 bedrooms and family bathroom. Externally there is

a wraparound south facing garden and garage and parking to rear.



- CHAIN FREE THREE BEDROOM NEWLY REFURBISHED SEMI DETACHED HOUSE
- OPEN PLAN KITCHEN/DINER
- LARGE LIVING ROOM
- CLOAKROOM
- 80' REAR GARDEN
- GARAGE / PARKING AT REAR
- UNDERFLOOR HEATING
- POTENTIAL TO EXTEND STPP - PLANNING PREVIOUSLY APPROVED - REF: 21/1661/HSE
- NEW DOUBLE GLAZED WINDOWS
- TENURE - FREEHOLD - COUNCIL TAX BAND E - HERTSMERE COUNCIL



Composite door with frost glazed central panels and matching glazed frosted panel to side opening into:

HALLWAY

Wood effect flooring. Spotlights to ceiling. Glazed full length panel to side with top opener. Underfloor heating. Storage cupboard.

CLOAKROOM

Features white WC with top flush. Wash hand basin in white with mixer tap. Illuminated mirror above. Chrome heated towel rail. Spotlights and extractor to ceiling. High level double glazed obscure glass window. Tiled walls and tiled floor.

LOUNGE

Continuation of flooring from the hallway. Double glazed UPVC window to front, fitted with white shutters. Spotlights to ceiling. Modern wood panelled feature wall with a concealed cupboard which houses the manifold for the underfloor heating together with the consumer unit and electricity meter. Wall mounted TV point and below built in storage cupboards. Underfloor heating. Sliding pocket doors which lead through to:

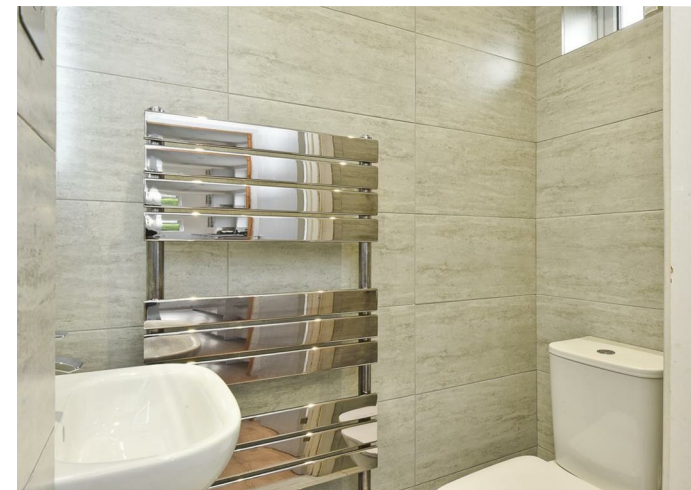
OPEN PLAN KITCHEN/DINER

Kitchen area

This features a range of wall, drawer and base units in white with wood effect working surfaces above. Tiled splashbacks. Integrated Neff double oven. Space for American style "plumbed" fridge freezer with bridging storage unit above and spotlights. Integrated Bosch washing machine. Integrated Bosch tumble drier. Integrated Neff dishwasher. Radiator. Bench style storage unit to match kitchen. Island unit with integrated five ring gas hob and above ceiling mounted extractor. Within island unit is an integrated wine cooler and space for two stools. Spotlights to ceiling. White UPVC double glazed window to side and rear. Together with a white UPVC casement door to rear. Room extends around to the dining room section.

Dining room section

Spotlights to ceiling. Radiator. Double glazed bi-folding doors to rear.



FIRST FLOOR LANDING

White UPVC double glazed window to side with top opener. Access to loft with a drop down ladder. Spotlights to ceiling. Loft houses Combi boiler

BATHROOM

White suite comprising of bath with mixer tap and shower attachment. Sink set within a vanity unit with mixer taps and storage drawer below. Top flush WC. Chrome heated towel rail. Shaver charging point. Wall mounted extractor. White UPVC double glazed window to rear with obscure glass. Fixed mirror. Tiled walls. Tiled floor. Spotlights to ceiling.

BEDROOM ONE

White UPVC double glazed window to front. Fitted shutters. Spotlights to ceiling. Window seat with upholstered seating and storage cupboards below. Wall mounted TV point. Wood effect flooring with underfloor heating.

BEDROOM TWO

White UPVC double glazed window to rear. Fitted shutters. Continuation of wooden flooring with underfloor heating. Fitted wardrobes in taupe. Spotlights to ceiling.

BEDROOM THREE

Continuation of wooden flooring from hallway with underfloor heating. White UPVC double glazed window to front. Fitted shutters and top opener. Bay window to side in white UPVC. Storage cupboard.

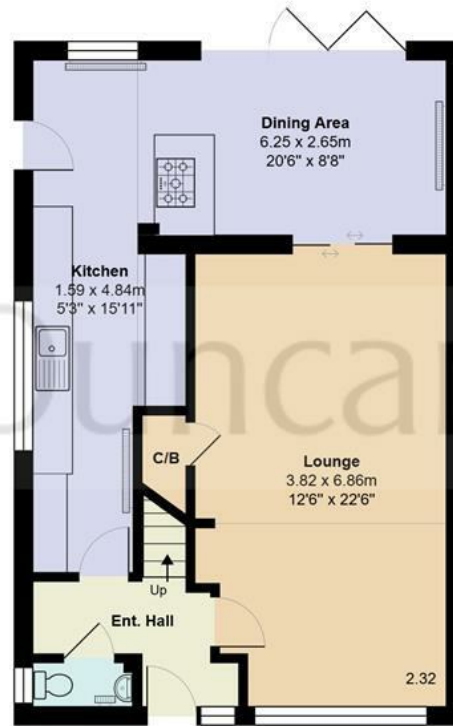
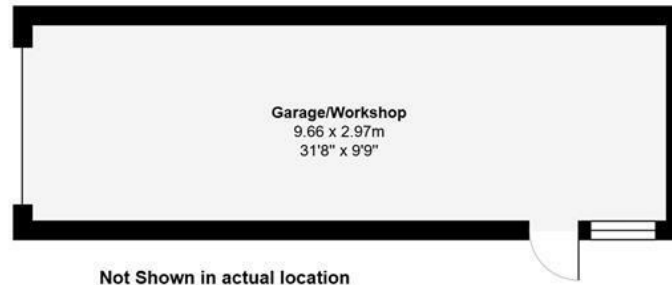
REAR GARDEN

80' x 65' (24.38m x 19.81m)

Leading out from the dining room or from kitchen, there are steps onto a wrap around paved patio area. External lighting. Garden itself is predominately laid to lawn with mature shrubs and hedging. External power points. Outside tap. Gated access at side which leads to the front of the property. To the rear is a concrete sectional garage with an up and over door, which can be accessed from Tempest Avenue, where there is hard standing and provision for parking. Garden itself occupies a large corner plot which at the widest point extends to 65' in width.







Ground Floor
Area: 61.9 m² ... 666 ft²



First Floor
Area: 31.2 m² ... 336 ft²

Chace Avenue, Hertfordshire EN6

Total Area: 121.8 m² ... 1311 ft² Inc. Garage

All measurements are approximate and for display purposes only

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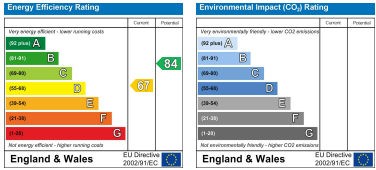
FRONT OF PROPERTY

Dwarf wall which extends around the perimeter of the property. Paved pathway which leads to the front of the property. External lighting. Gated access which leads to the rear of property. Mature planting and two lawn sections.

Tenure - 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.





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