



3 Cambridge Drive, Potters Bar, Herts, EN6 3ET
Offers In Excess Of £700,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

A beautifully presented newly refurbished 4 bedroom family home situated in a popular location being close to station, shops and good schools. Features include cloakroom, open plan living space, separate kitchen, master bedroom with en suite, newly fitted wardrobes, landscaped garden and off street parking. Viewing is a must!



- FOUR BEDROOM SEMI DETACHED
- OFF STREET PARKING
- LANDSCAPE GARDEN
- OPEN PLAN
- CLOAKROOM
- FREEHOLD
- COUNCIL TAX BAND E
- BEAUTIFULLY PRESENTED
- MASTER BEDROOM WITH EN SUITE
- CLOSE TO STATION, SHOPS AND GOOD SCHOOL



Georgian style white UPVC double glazed doors which open into:

ENTRANCE PORCH

Overhead light. Wooden front door with obscure glass Georgian style panel and matching side lights opening into:

HALLWAY

Turn flight stairs to first floor. Single radiator. Under stairs storage cupboard which houses consumer unit and gas/electricity meters. Engineered wooden floor. Doorway through to:

GROUND FLOOR CLOAKROOM

Fitted with a close coupled WC. Wash hand basin with mixer tap set within vanity unit with drawers below. Tiled Splashback. Tiled floor. Wall mounted Silavent extractor. Spot lights to ceiling. White UPVC double glazed window to side.

LOUNGE/DINER

Lounge Section 10.10" by 13.1"

Coving to ceiling. White UPVC half bay window to front with white shutters. Single radiator. Engineered wooden flooring. Open aspect which leads through to the:

Dining room Section 16.10" by 10.4" - Coving to ceiling. Continuation of wooden flooring. Double radiator. White UPVC obscure glazed window to side. Glazed double doors which lead through to the kitchen.

KITCHEN

15.8'x8.8' (4.57m.2.44mx2.44m.2.44m)

Features a range of wall, drawer and base units in a muted green colour with white marble effect

working surfaces over. Integrated Competence oven with a Bosch four ring stainless steel gas hob above. Above hob is a stainless steel extractor. Integrated Hotpoint dishwasher. Integrated fridge and freezer. Space for washing machine. One and a half bowl ceramic sink with drainer and mixer tap. Spot lights to ceiling. Two Velux style windows. White UPVC double glazed window to rear. Double glazed casement door to rear. Wall mounted Valliant combination boiler which is concealed within a kitchen cupboard. Double radiator. Tiled floor.



FIRST FLOOR LANDING

White UPVC double glazed window to side

BEDROOM TWO

10.0'x10.8' (3.05m.0.00mx3.05m.2.44m)

White UPVC double glazed window to front. Single radiator. Newly fitted grey wardrobes with hanging and shelving. Coving to ceiling.

BEDROOM THREE

10.0'x10.8' (3.05m.0.00mx3.05m.2.44m)

White UPVC double glazed window to rear. Single radiator

BEDROOM FOUR

6.5'x6.5' (1.83m.1.52mx1.83m.1.52m)

Coving to ceiling. White UPVC double glazed window to front. with white shutters. Single radiator.

FAMILY BATHROOM

Fitted with a white suite comprising of bath with mixer tap, shower attachment and glazed pivoting shower screen. Wash hand basin set within vanity unit, with mixer tap and storage cupboards below. Close coupled top flush WC. Chrome heated towel rail. Wall mounted extractor. Obscure glass double glazed window to rear. Tiled walls. Tiled floor.

Turn flight stairs leading to top floor. White UPVC obscure double glazed window to side. Door through to:

MASTER BEDROOM

53'9"x29'10" (16.4'x9.11')

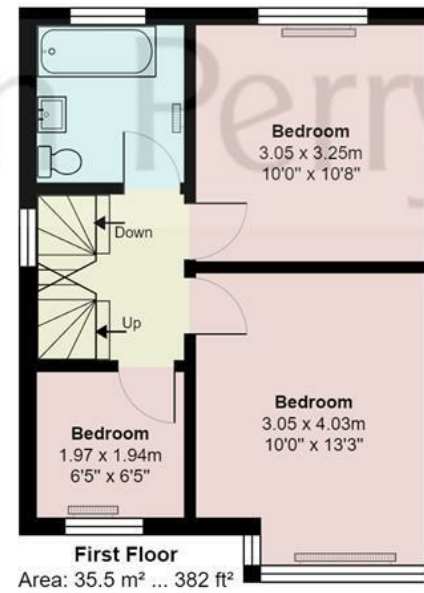
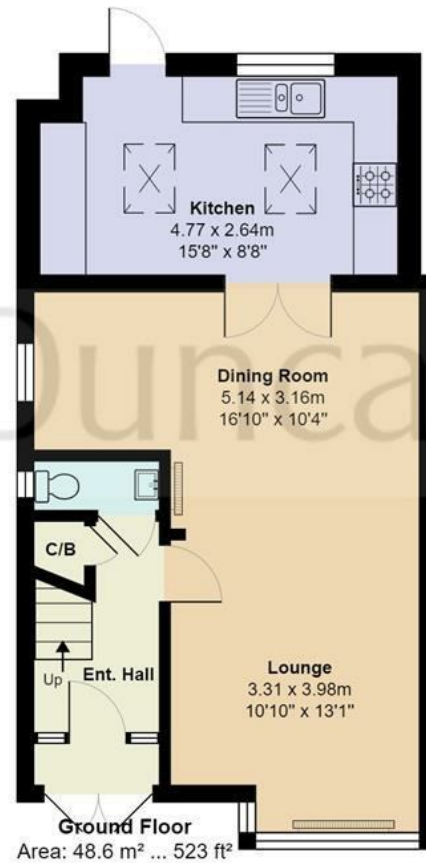
Two Velux style windows to front. Eaves storage. White UPVC double glazed window to rear. Single radiator. Spot lights to ceiling. New fitted wardrobes with hanging and shelving. Doorway through to:

ENSUITE SHOWER ROOM

Features a large shower cubicle with glazed sliding door, wall mounted controls and shower attachment. Concealed cistern WC. Wash hand basin with mixer taps set within vanity unit with storage drawers below. Ceiling mounted extractor. Spot lights to ceiling. White UPVC obscure double glazed window to rear. Tiled wall and tiled floor.







Cambridge Drive, Hertfordshire EN6

Total Area: 107.1 m² ... 1153 ft²

All measurements are approximate and for display purposes only

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FRONT OF PROPERTY

Block paved driveway providing parking for several vehicles. Access to side of the property. Doors to porch

Freehold. Council tax band E

Property Misdescriptions Act
As Agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller as we will not have had sight of the title documents. Before viewing a property, do please check with us as to its availability and also request clarification or information on any points of particular interest to you to save you a wasted journey.

REAR GARDEN

55' length approximately (16.76m length approximately)
Patio area. Outside gate for side access. Outside tap. Timber storage with double opening doors. Main section of the garden laid to lawn with sleeper retained border to side. Further patio area to rear. Midpoint of garden there is a timber pergola which is open on two sides with decking.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Not energy efficient - higher running costs 84		Not environmentally friendly - higher CO ₂ emissions 68	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

