



77 Auckland Road, Potters Bar, EN6 3HE
£720,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Duncan Perry offers this five/six bedroom semi detached house featuring a carriage drive way with parking for several vehicles, and South Westerly rear garden. The property has been extended with master bedroom on second floor and en-suite shower room. The first floor offers four bedrooms a n d family bathroom and the ground

floor has lounge, dining room, tv room, kitchen, further shower room, utility room and bedroom/study.



- FIVE/SIX BEDROOM SEMI DETACHED HOUSE
- MASTER BEDROOM WITH EN-SUITE
- DOWNSTAIRS SHOWER ROOM
- LOUNGE
- DINING ROOM
- UTILITY ROOM
- FAMILY BATHROOM
- CARRIAGE DRIVEWAY
- 70'APPROXIMATELY SOUTH WESTERLY REAR GARDEN
- FREEHOLD. COUNCIL TAX BAND E - HERTSMERE GARDEN



Double width frosted white UPVC doors opening into:

PORCH

White UPVC frosted windows to front and side. Covered gas meter. Wooden window and wooden multipaned front door opening into

HALL

Double radiator. Coving to ceiling. Wood effect laminate flooring. Cupboard housing electric meter and consumer unit. Second cupboard for storage. Turn flight stairs to first floor.

LOUNGE

Coving to ceiling. Half bay UPVC window to front with ledged light top openers. Single radiator. Black open fire with ornate black surround and black slate hearth.

DINING ROOM

Wood effect laminate flooring. Two single radiators. Coving to ceiling. Cupboard with shelving.

KITCHEN

Open arch from dining room.

Features a range of light wood effect wall, drawer and base units with black complimenting working surfaces above. Tiled floor. Coving to ceiling. Space for range style cooker with stainless steel extractor above. Space for slimline dishwasher. Space for under counter fridge. White Belfast sink with mixer tap. Tiled splashback. Spot lights to ceiling. UPVC white window to rear with ledged light top opener.

TV ROOM

Open archway from dining room. Coving to ceiling. White UPVC French doors onto garden. Single radiator. Wood effect laminate flooring.

UTILITY ROOM

Space for washing machine. Space for tumble dryer. Space for fridge/freezer. Black working surface. Storage wall cupboards. Tiled floor. Part glazed obscure white UPVC courtesy door to rear. Single radiator. Tiled floor.



DOWNSTAIRS SHOWER ROOM

White WC. White wall hung sink with singular taps. Tiled floor. White shower cubicle with wall hung shower attachment. White UPVC obscure glass window to side with leaded light top opener. Single radiator.

OFFICE/DOWNSTAIRS BEDROOM

Wooden laminate flooring. Dual aspect with white UPVC window with leaded light top opener to side and a further white UPVC window with leaded light top opener to front. Coving to ceiling. Single radiator.

FIRST FLOOR LANDING

Cupboard housing Worcester condensing combi boiler and shelving.

BEDROOM

White UPVC window with leaded light top opener to front. Second UPVC white window to front with leaded light top opener. Coving to ceiling. Cream fitted wardrobes with hanging. Single radiator. Spotlights to ceiling.

BEDROOM

Single radiator. Coving to ceiling. White UPVC window to rear with leaded light top opener.

BEDROOM

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

BEDROOM

White UPVC window to front with leaded light top opener. Coving to ceiling.

BATHROOM

White suite comprising top flush WC. Bath with fixed shower screen, wall mounted over head shower and mixer tap. Pedestal sink with mixer tap. Chrome heated towel rail. Tiled walls. White UPVC frosted window to rear with black granite window sill. Ceiling hung extractor fan. Vinyl flooring. Spot lights to ceiling.

SECOND FLOOR LANDING

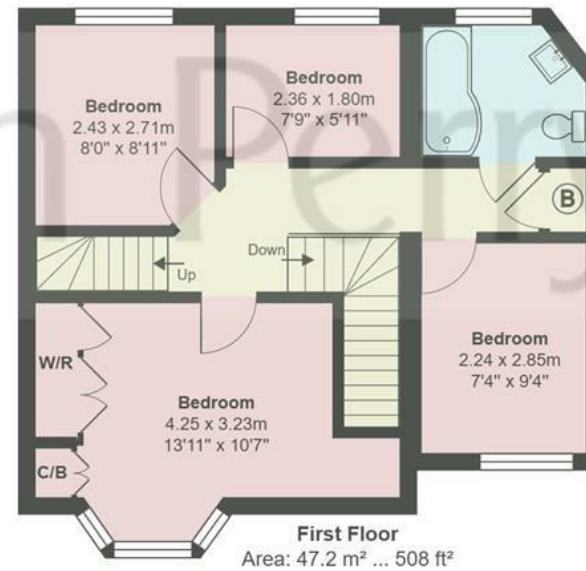
Accessed via turn flight stairs from first floor. White UPVC window to rear. Part way up stairs large eaves storage cupboard.

MASTER BEDROOM

White UPVC window to rear. Single radiator. Eaves storage. Velux style window to front.







Auckland Road, Hertfordshire EN6

Total Area: 139.2 m² ... 1499 ft²

All measurements are approximate and for display purposes only

Duncan Perry



ENSUITE

Corner shower cubicle with sliding door and wall hung shower. Wall mounted sink with mixer tap. Concealed white WC. Tiled walls. Tiled floor. Light activated extractor fan. Spotlights to ceiling.



REAR GARDEN

70' (21.34m)
South Westerly rear garden, approximately 70' in length

Garden accessed from TV room or from utility room onto a paved patio. Wooden side gate to access front of property. Lawn section. Sleeper retained flower bed with mature plants. Wooden shed at end of garden. Outside tap.

FRONT OF PROPERTY

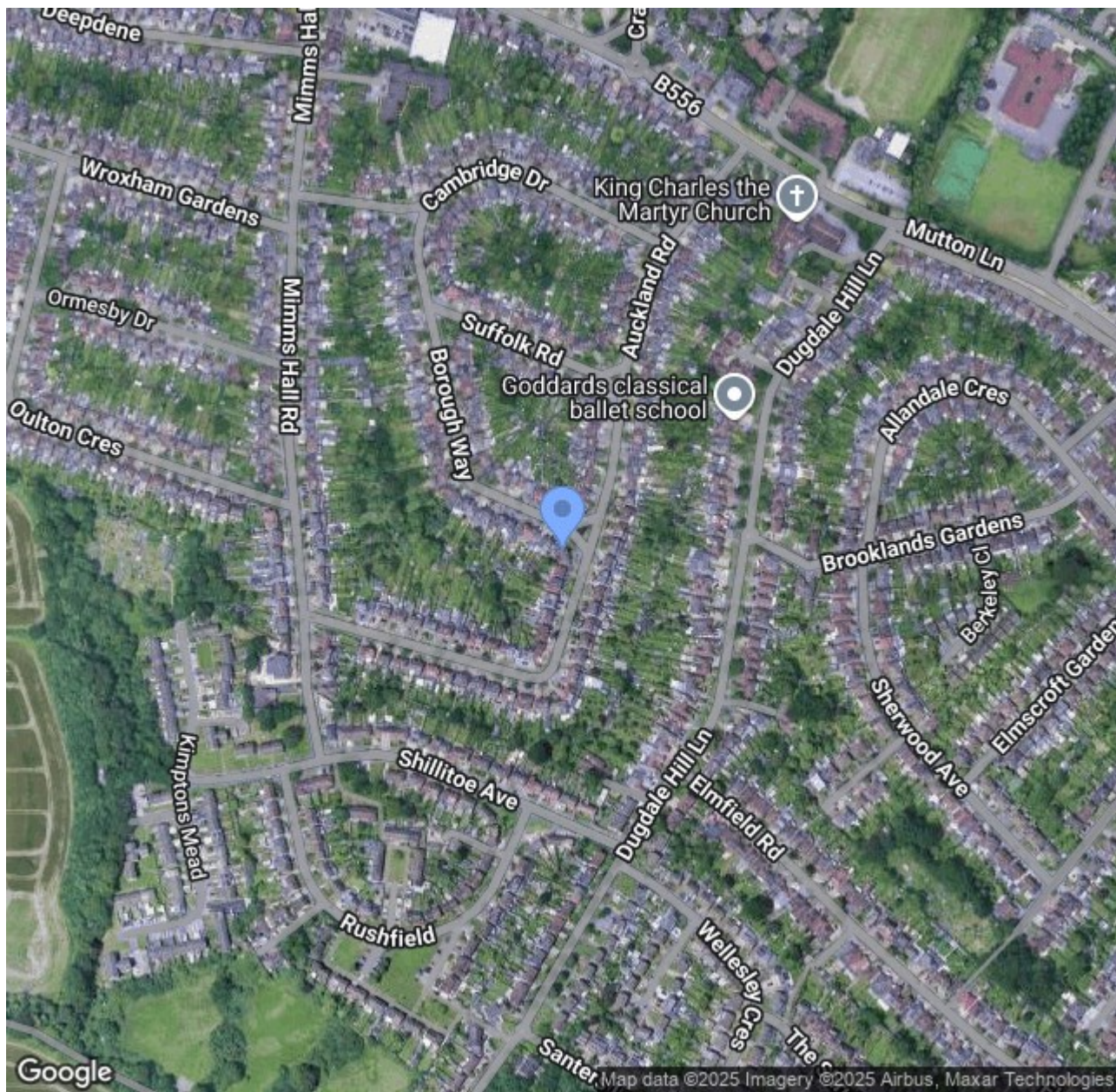
Large block paved carriage drive with parking for several vehicles. Wooden side gate to access rear garden. Mature shrubs in flower bed. Wall lights on porch.

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.

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs 95-100 A 85-94 B 75-84 C 65-74 D 55-64 E 45-54 F 35-44 G 25-34 H 15-24 I Below 15 J Not energy efficient - higher running costs		68	84
EU Directive 2002/91/EC England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Most environmentally friendly - lower CO₂ emissions 95-100 A 85-94 B 75-84 C 65-74 D 55-64 E 45-54 F 35-44 G 25-34 H 15-24 I Below 15 J Not environmentally friendly - higher CO₂ emissions			
EU Directive 2002/91/EC England & Wales			



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