



Duncan Perry

**218 Barnet Road, Potters Bar, Herts, EN6 2SH**  
**£650,000**

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SALES ■ LETTINGS ■ COMMERCIAL



A well presented larger three bedroom semi detached house featuring 2/3 Reception rooms, gas central heating. Double glazing. Double Garage to rear and off street parking. Viewing recommended.



- THREE BEDROOM SEMI DETACHED HOUSE
- WELL PRESENTED AND EXTENDED
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- SUN LOUNGE
- THROUGH LOUNGE DINING ROOM
- DOUBLE GARAGE AND OFF STREET PARKING
- TENURE - FREEHOLD
- COUNCIL TAX BAND E - HERTSMERE COUNCIL
- VIEWING RECOMMENDED





Front door opens into

### ENTRANCE PORCH

Half leaded light windows to side and front. Single glass panelled front door opens into

### ENTRANCE HALL

Wood flooring. Covered double radiator. Under stairs storage cupboard.

### DOWNSTAIRS CLOAKROOM

Modern suite comprising low level push flush W.C. Contemporary style wash hand bowl with mono bloc mixer. Half tiled walls. Tiled floor.

### UTILITY ROOM

Range of wall units and working surfaces. Space for tumble dryer. Built in cupboard housing gas central heating boiler.

### LOUNGE

13'1 x 10'4 (3.99m x 3.15m)

Double radiator. Real fireplace with granite and brick surround. Wall mounted T.V. aerial point. Double glazed square bay window to front.

### DINING ROOM

12'4 x 11'0 (3.76m x 3.35m)

Double radiator. Double glazed patio doors to conservatory. Wood and glass doors to side into kitchen.

### CONSERVATORY

Mainly brick construction with wood framed double glazing. Double radiator. Two Velux style windows and doors to rear garden.





## KITCHEN

17'10 x 9'7 (5.44m x 2.92m)

Narrowing to '8'4. Range of wood wall and base units featuring cupboards, drawers and display shelf. High gloss granite effect working surfaces with breakfast area. Inset one and a half bowl single drainer stainless steel sink unit. Inset 5-ring stainless steel gas hob with corresponding extractor hood above. Space for American style fridge / freezer. Space for dishwasher. Ceiling downlighting. Tiled flooring. Double radiator. Double glazed windows to rear with door to rear garden.

## FIRST FLOOR LANDING

Approached straight flight stair case from hallway. Double glazed window to side above stair case and loft hatch.

## BEDROOM ONE

12'9 x 10'3 (3.89m x 3.12m)

Mirrored sliding door fitted wardrobes with hanging rails and shelving. Double glazed square bay window to front with countryside views.

## BEDROOM TWO

12'4 x 12'1 (3.76m x 3.68m)

Double radiator. Double glazed window to rear. Fitted wood effect wardrobe and cupboards to two sides. Double size shower cubicle to corner with sliding glass doors.

## BEDROOM THREE

7'9 x 7'0 (2.36m x 2.13m)

Double radiator. Double glazed window to front with distant countryside views.

## FAMILY BATHROOM

8'0 x 7'6 (2.44m x 2.29m)

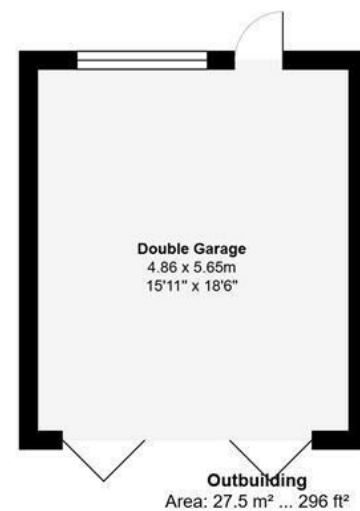
Tiled suite comprising corner jacuzzi bath with electric shower and bi-folding glass shower screen over. Top flush W.C. Vanity unit with marble effect surface with inset wash hand basin. Tiled floor and frosted double glazed window to rear.











**Barnet Road, Hertfordshire EN6**

Total Area: 143.7 m<sup>2</sup> ... 1547 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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