



46 Park Avenue, Potters Bar, Herts, EN6 5EJ
£649,950

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Situated on the Southern edge of Potters Bar, this four bedroom hall adjoining semi detached house has been extensively extended featuring large lounge, L shaped kitchen/family dining room, separate study and utility. Property also benefits from 148' x 26' rear garden and large timber out building/workshop. Property is offered CHAIN FREE.



- FOUR BEDROOM HALLS AJJOINING SEMI DETACHED HOUSE
- CHAIN FREE
- LARGE LOUNGE
- L SHAPED KITCHEN/FAMILY DINING ROOM
- STUDY
- UTILTIY ROOM
- 148' X 26' REAR GARDEN
- LARGE TIMBER OUTBUILDING/WORKSHOP
- FREEHOLD
- COUNCIL TAX BAND E - HERTSMERE COUNCIL



Part frosted leaded light and stain glass front door opens into:

ENTRANCE PORCH

Laminate wood effect flooring. Frosted double glazed window to front. Part glazed door opens into:

ENTRANCE HALL

Continuing laminate wood effect flooring. Double radiator. Under stairs cupboard.

LOUNGE

16'2 x 15'3 (narrowing to 13'5) (4.93m x 4.65m (narrowing to 4.09m))

Laminate wood effect flooring. Double radiator. Double glazed bay window to front. LED ceiling spotlights. Wall mounted tv power and aerial point.

KITCHEN/FAMILY/DINING ROOM

21'10 x 21' (shortening to 10')(narrowing to 12'8 (6.65m x 6.40m (shortening to 3.05m)(narrowing to) Room is L shaped.

Kitchen

Range of modern high gloss wall and base units featuring cupboards and drawers. Stone effect working surfaces with inset Diplomat five ring gas hob. Concealed extractor above. Separate Neff twin oven and warming drawer. Integrated fridge freezer. Integrated dishwasher. One and a half bowl sink, mixer tap and drainer. Concealed LED downlighters. Splashback tiling. Laminate wood effect flooring. Double glazed window to rear.

Lounge/family area

Continuing laminate wood effect flooring. Double radiator. Vaulted ceiling with two double glazed Velux sky lights. Double glazed double width casement doors to garden.



STUDY

11' x 10' (maximum length and width) (3.35m x 3.05m (maximum length and width))
Laminate wood effect flooring. Feature radiator.

DOWNSTAIRS CLOAKROOM

White suite comprising close coupled WC and wash basin with cupboard below.

UTILITY ROOM

17' x 4'7" (5.18m x 1.40m)
Worktop with inset stainless steel sink. Splashback tiling. Laminate wood effect flooring. Vaulted ceiling with two Velux skylights. Double glazed window to side. Part frosted glazed door to side. Space for washing machine. Space for tumble dryer. Wall mounted Worcester gas central heating boiler.

FIRST FLOOR LANDING

Approached via turn flight staircase from hallway. Double glazed window to front. Single radiator. Under stairs cupboard.

BEDROOM ONE

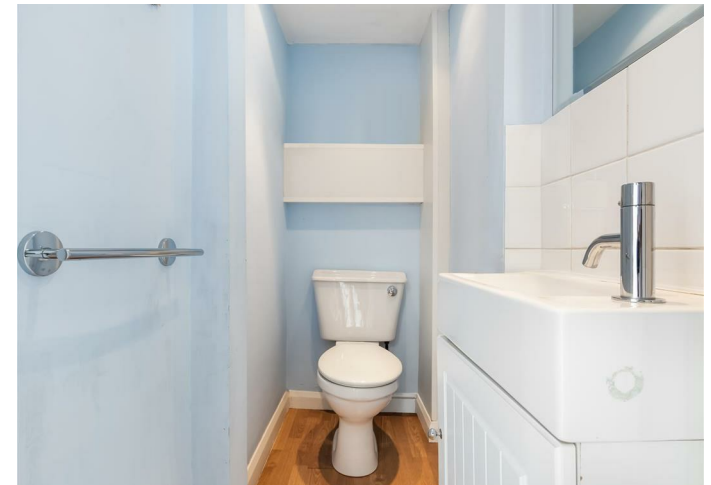
12'10" x 11' (3.91m x 3.35m)
Range of fitted wardrobes with matching bridging cupboards. Bedside shelf units. Double radiator. Double glazed bay window to front. TV aerial point. Wall mounted air conditioning unit.

BEDROOM TWO

11'1" x 9'8" (3.38m x 2.95m)
Single radiator. Laminate wood effect flooring. Double glazed window to rear.

BEDROOM FOUR

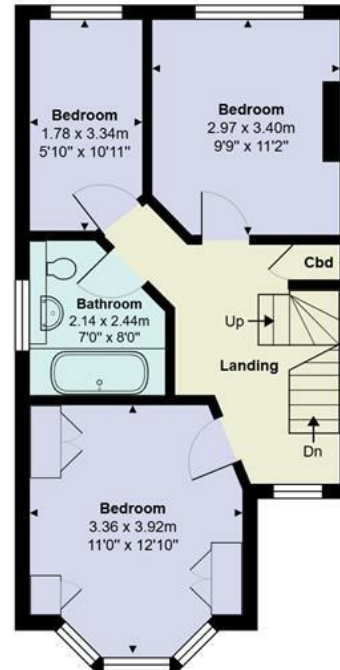
11' x 5'10" (3.35m x 1.78m)
Laminate wood effect flooring. Single radiator. Double glazed window to rear.



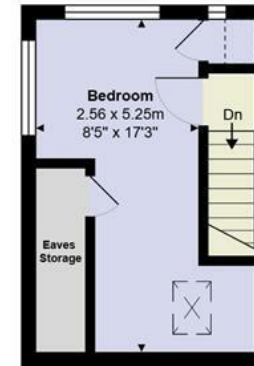




Ground Floor
Area: 83.2 m² ... 896 ft²



First Floor
Area: 44.1 m² ... 475 ft²



Second Floor
Area: 18.2 m² ... 196 ft²



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Total Area: 145.5 m² ... 1566 ft²

All measurements are approximate and for display purposes only



BATHROOM

8'0 x 6'10 (2.44m x 2.08m)
Modern white suite comprising bath with mixer tap ,separate hand shower and overhead shower. Wash basin part set with vanity unit with cupboards below. Concealed cistern WC. Splashback tiling. Heated towel rail. Frosted double glazed window to side. Electric shaver point.

SECOND FLOOR LANDING

Approached via first floor landing via turn flight staircase. Frosted double glazed window to rear.

BEDROOM THREE

13'10 x 8'4 (narrowing to 5'4) (4.22m x 2.54m (narrowing to 1.63m))
Some restrictive head room. Triple aspect with double Velux skylight to front. Double glazed windows to side and rear with roof top views. Eaves storage cupboard. Single radiator.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
New energy efficient - lower running costs		New environmentally friendly - lower CO ₂ emissions	
73	80		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

EXTERIOR REAR

148' x 26' (45.11m x 7.92m)

Backing North Westerly. Starting from the rear of the property with full width decking leading to main lawn which is extensive. Bordered by flower and shrub borders. Approximately half way down the garden is large raised ornamental Koi pond. Aluminium framed green house. The rear section of the garden on inspection is being used for vegetable and fruit growing with sleeper edged slightly raised beds. At very rear of the garden is a timber outbuilding/workshop. External water point on back of house. Access to front via independent sideways with external lighting points and timber gate.

TIMBER

OUTBUILDING/WORKSHOP

14'1 x 10'9 (4.29m x 3.28m)

Full lightening and power. Double glazed windows and double width casement doors to front. External lighting point and power point to front.

EXTERIOR FRONT

Completely block paved providing parking.

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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