



**39 Wellesley Crescent, Potters Bar, Herts, EN6 2DQ**  
**£725,000**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL



- UNIQUELY DESIGNED FOUR BEDROOM CHALET BUNGALOW
- DAME ALICE OWENS CATCHMENT
- CONTEMPORARY OPEN PLAN LIVING
- CLOSE TO POPULAR SCHOOLS
- WALKING DISTANCE TO MAINLINE STATION AND SHOPS
- VIEWING RECOMMENDED
- OFF STREET PARKING
- GARAGE
- FREEHOLD
- COUNCIL TAX BAND E- HERTSMERE COUNCIL



UPVC front door with central glazed panel which leads immediately in to:

### RECEPTION

Featuring high ceilings with spotlights. Wooden style flooring. White UPVC double glazed casement doors to rear. White UPVC double glazed window to rear. Three single radiators. Small cupboard which also houses the consumer unit and a electricity meter. Straight flight of stairs to first floor. Passageway which leads through to the:

### BATHROOM

Fitted with a white suite comprising bath with mixer tap. Sink set on a plinth with mixer tap and vanity area. Mirrored cabinets above. Continuation of wooden style flooring. Spotlights to ceiling. Wall mounted extractor. White UPVC double glazed window to side. Panelled walls. Heated towel rail.

### KITCHEN

Continuation of wood effect flooring. Fitted with white gloss wall, drawer and base units . Integrated Beko electric oven. Beko four ring gas hob. Stainless steel extractor above. Space for a washing machine. Space for fridge freezer. Stainless steel sink with mixer tap and drainer. Integrated AEG dishwasher. Vaillant boiler concealed within one of the kitchen units. White UPVC double glazed window to front.

### BEDROOM/RECEPTION

White UPVC double glazed window to front. Double radiator. Spotlights to ceiling. Continuation of wood effect flooring.



### FIRST FLOOR LANDING

Galleried landing area with spotlights to ceiling. Velux style window to front. Glazed balustrade. Continuation of wooden style flooring.

### BEDROOM

Spotlights to ceiling. White UPVC double glazed window to rear. Single radiator. Continuation of wooden flooring.

### BEDROOM

Wall light points. Two Velux style windows to front. Eaves storage. White UPVC double glazed window to side. Single radiator. Split level with continuation of wooden flooring. Step down to the main section of the bedroom.

### BEDROOM

Spotlights to ceiling. White Velux style window to front. Single radiator. Eaves storage. Continuation of wood effect flooring.

### SHOWER ROOM

Fitted with a white suite comprising of a large shower with fixed glazed shower screen, wall mounted shower with hand held attachment and fixed overhead shower head. Sink set within a vanity unit with mixer tap and storage cupboards below. Bathroom cabinet above. Top flush WC. Spotlights to ceiling. Heated towel rail. Ceiling mounted extractor fan. Obscure glazed double glazed window to rear. Panelled walls

### REAR GARDEN

27' approx (8.23m approx)

Leads out onto patio area. Outside lighting. Lawn section and pathway. Gated access to the side of the property and the approach to the garage.



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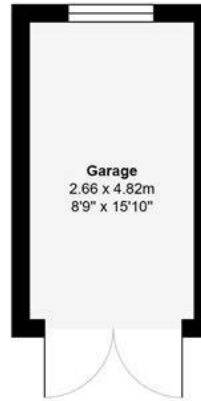


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**Ground Floor**  
Area: 57.8 m<sup>2</sup> ... 622 ft<sup>2</sup>



**First Floor**  
Area: 45.3 m<sup>2</sup> ... 488 ft<sup>2</sup>

## Wellesley Crescent, Hertfordshire EN6

Total Area: 115.9 m<sup>2</sup> ... 1248 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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## FRONT OF PROPERTY

Lawn area. Outside tap. External covered gas meter. Driveway with parking for several vehicles. Access to garage and to the garden via a gate. Spotlights at entrance.

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.

## GARAGE

Barn style doors with glazed Georgian style windows. Power & lighting. Window to rear.



| Energy Efficiency Rating                                                                                                                                                                                                                                                       |           | Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                                                                                                    |           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| Current                                                                                                                                                                                                                                                                        | Potential | Current                                                                                                                                                                                                                                                                                                                                           | Potential |
|                                                                                                                                                                                                                                                                                |           |                                                                                                                                                                                                                                                                                                                                                   |           |
| Meter energy efficient - lower running costs<br>95-100 kWh/m²/yr<br>85-94 kWh/m²/yr<br>75-84 kWh/m²/yr<br>65-74 kWh/m²/yr<br>55-64 kWh/m²/yr<br>45-54 kWh/m²/yr<br>35-44 kWh/m²/yr<br>25-34 kWh/m²/yr<br>15-24 kWh/m²/yr<br>10-14 kWh/m²/yr<br>5-14 kWh/m²/yr<br>0-4 kWh/m²/yr |           | Meter environmentally friendly - lower CO <sub>2</sub> emissions<br>200 g/kWh<br>180 g/kWh<br>160 g/kWh<br>140 g/kWh<br>120 g/kWh<br>100 g/kWh<br>80 g/kWh<br>60 g/kWh<br>40 g/kWh<br>20 g/kWh<br>0 g/kWh<br>-20 g/kWh<br>-40 g/kWh<br>-60 g/kWh<br>-80 g/kWh<br>-100 g/kWh<br>-120 g/kWh<br>-140 g/kWh<br>-160 g/kWh<br>-180 g/kWh<br>-200 g/kWh |           |
| Not energy efficient - higher running costs<br>England & Wales<br>EU Directive 2002/91/EC                                                                                                                                                                                      |           | Not environmentally friendly - higher CO <sub>2</sub> emissions<br>England & Wales<br>EU Directive 2002/91/EC                                                                                                                                                                                                                                     |           |

