



# Duncan Perry

**23 The Walk, Potters Bar, Herts, EN6 1QG**  
**£850,000**

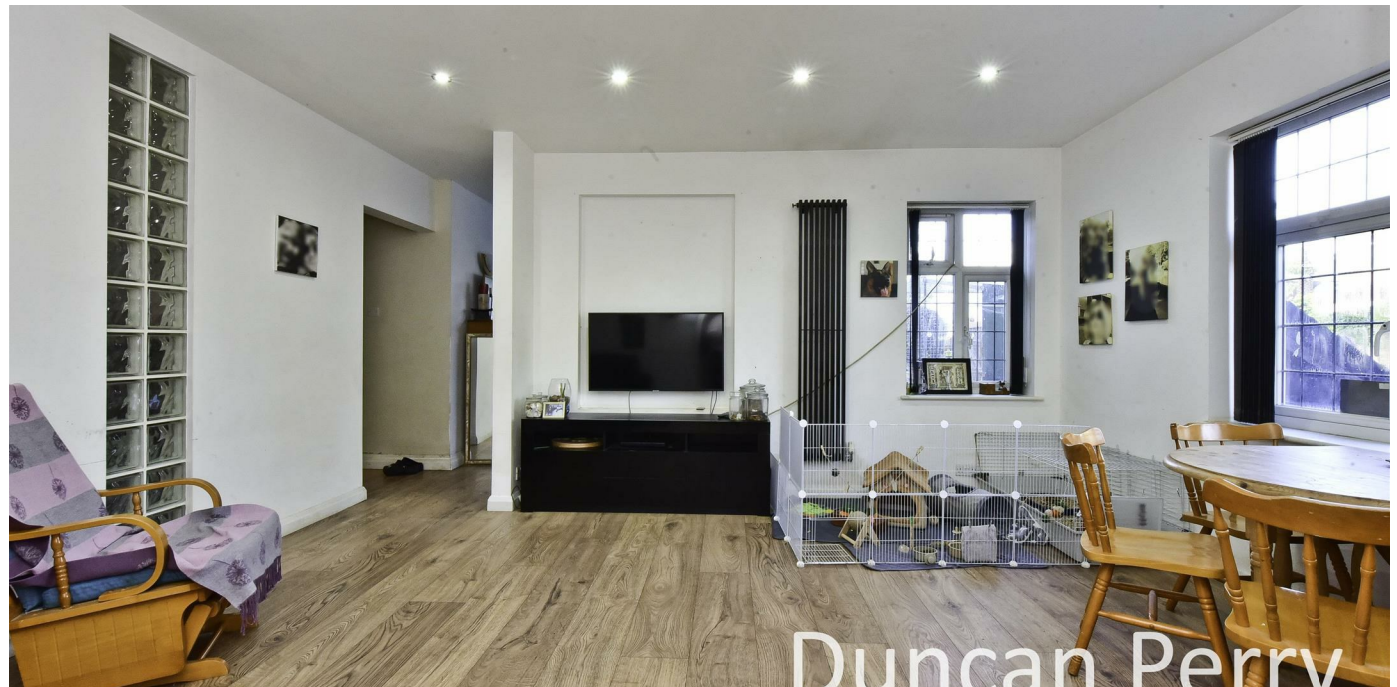
**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

We are delighted to offer for sale this detached 4-bedroom home which provides flexible and versatile living accommodation. Occupying an enviable position on The Walk which is one of Potters Bar's most desirable locations being walking distance to High Street and Darkes Lane shops, station, and popular schools as well as Parkfield open space. The ground floor features a

spacious lounge, dining room, kitchen, and utility together with bathroom and two bedrooms. On the first floor there are two further bedrooms as well as an additional bathroom. Externally there are gardens to either side of the property – one facing on to The Walk and the other extending along Highfield Way featuring a delightful garden room. For viewings, please contact Duncan Perry Potters Bar office.



- FOUR BEDROOM DETACHED CHALET
- PROVIDES FLEXIBLE AND VERSATILE LIVING ACCOMODATION
- OCCUPYING AN ENVIABLE POSITION ON THE WALK
- DESIRABLE LOCATION BEING WALKING DISTANCE TO HIGH STREET, DARKES LANE AND MAINLINE STATION
- SPACIOUS LOUNGE, DINING ROOM AND UTILITY
- DOWNSTAIR BATHROOM
- ADDITIONAL BATHROOM ON FIRST FLOOR
- GARDENS TO EITHER SIDE OF PROPERTY WITH DELIGHTFUL GARDEN ROOM
- TENURE - FREEHOLD. COUNCIL TAX BAND F - HERTSMERE COUNCIL
- VIEWINGS VIA APPOINTMENT ONLY



Composite front door with glazed leaded light panels and matching side light. Opens into

### HALLWAY

White UPVC double glazed leaded light window to side. Wide plank wood laminate style flooring. Under stairs storage cupboard. Turn flight of stairs to first floor. Doorway through to

### LOUNGE

Continuation of flooring from hallway. Spotlights to ceiling. Column style radiator. Double glazed leaded light windows to front and side. Open aspect leading through to

### DINING ROOM

Continuation of flooring. Single radiator. Double glazed window to front. Double glazed patio door with matching side lights to rear. Open aspect leading through to

### KITCHEN

Fitted with a range of wooden wall, drawer and base units with black working surfaces above and matching upstands. Integrated double oven. 5-ring gas hob with stainless steel extractor above with stainless steel splashback behind. Space for dishwasher. Space for American style fridge / freezer. Stainless steel double sink with mixer tap. Spotlights to ceiling. Double glazed window to side and double glazed patio door with matching side light and top opener to garden.

### UTILITY ROOM

Fitted with storage units in white with white working surfaces. Stainless steel sink and drainer. Spotlights to ceiling. Wall mounted Valliant boiler and hot water cylinder. Double glazed obscure glass window to side.



## BATHROOM

Fitted with white suite comprising of corner bath with corner mounted mixer tap and shower attachment. Top flush W.C. Wall hung wash hand basin with mixer tap. Chrome heated towel rail. Spotlights to ceiling. Tiled walls. Tiled floor. Two obscure glass windows to side.

## BEDROOM

Column radiator in anthracite. Double glazed leaded light window to front. Two matching smaller leaded light windows to side.

## BEDROOM / STUDY

Wood laminate style flooring. Double radiator. Double glazed leaded light window to front.

## FIRST FLOOR LANDING

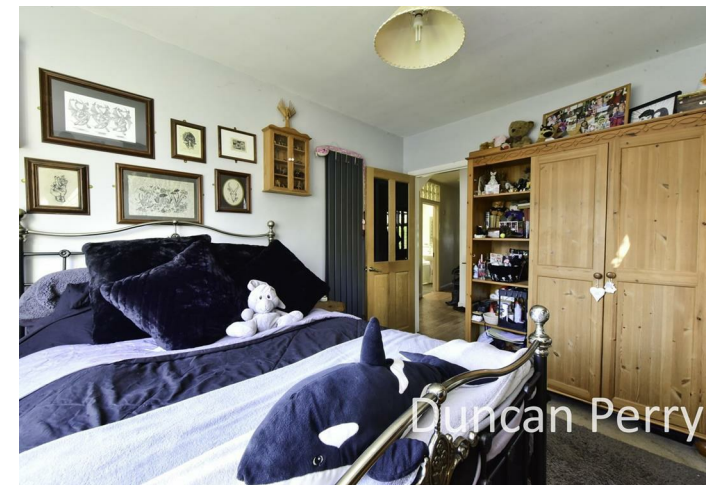
Fitted storage cupboards in white with hanging rail. Double glazed leaded light window to side. Velux style window to side.

## BEDROOM

Wood laminate flooring. Double glazed leaded light window to front and Velux style window to side.

## BEDROOM

Wood laminate style flooring. Double radiator. Eaves storage. Double glazed leaded light window to rear. Three Velux style windows with fitted blinds. Open aspect through to walk-in wardrobes with hanging rails.





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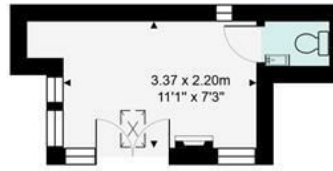
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**Outbuilding**  
Area: 8.8 m<sup>2</sup> ... 95 ft<sup>2</sup>

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**Ground Floor**  
Area: 99.3 m<sup>2</sup> ... 1069 ft<sup>2</sup>



**First Floor**  
Area: 50.1 m<sup>2</sup> ... 539 ft<sup>2</sup>

**The Walk, Hertfordshire EN6**

Total Area: 158.3 m<sup>2</sup> ... 1703 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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## BATHROOM

Corner bath with corner mounted taps and shower attachment. Sink set within vanity unit with mixer taps. Storage cupboards and drawers below. Concealed cistern W.C with integrated flush. Separate storage units to match vanity units including drawers and cupboards. Radiator. Double glazed leaded light obscure glass window to front.



| Energy Efficiency Rating                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |           | Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| Current                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Potential | Current                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Potential |
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| <div> <div>Very energy efficient - lower running costs</div> <div>Most energy efficient - lower running costs</div> <div>Energy efficient - lower running costs</div> <div>Decent energy efficiency - lower running costs</div> <div>Decent energy efficiency - lower running costs</div> <div>Decent energy efficiency - lower running costs</div> <div>Decent energy efficiency - lower running costs</div> <div>Decent energy efficiency - lower running costs</div> <div>Decent energy efficiency - lower running costs</div> <div>Not energy efficient - higher running costs</div> </div> |           | <div> <div>Very environmentally friendly - lower CO<sub>2</sub> emissions</div> <div>Very environmentally friendly - lower CO<sub>2</sub> emissions</div> <div>Very environmentally friendly - lower CO<sub>2</sub> emissions</div> <div>Very environmentally friendly - lower CO<sub>2</sub> emissions</div> <div>Very environmentally friendly - lower CO<sub>2</sub> emissions</div> <div>Very environmentally friendly - lower CO<sub>2</sub> emissions</div> <div>Very environmentally friendly - lower CO<sub>2</sub> emissions</div> <div>Very environmentally friendly - lower CO<sub>2</sub> emissions</div> <div>Very environmentally friendly - lower CO<sub>2</sub> emissions</div> <div>Not environmentally friendly - higher CO<sub>2</sub> emissions</div> </div> |           |
| <div> <div>England &amp; Wales</div> <div>EU Directive 2002/91/EC</div> </div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |           | <div> <div>England &amp; Wales</div> <div>EU Directive 2002/91/EC</div> </div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |           |

## EXTERIOR REAR

95' approx (28.96m approx)

Accessed via kitchen or dining room. Lead out on to a raised decked area enclosed by balustrades with gate and steps down to main section of garden which is lawned with mixed borders and planting. Gated access leading to front of property. External power points. To rear of property is a brick built garden room with it's own power and lighting with windows to front. and side. Log burning fire. Tiled floors. Velux style window. Space for fridge / freezer. Door through to a separate W.C. with small hand wash basin and lighting.

## FRONT OF PROPERTY

Lawned section currently providing space for off road parking. Wall around perimeter. Pathway on approach to front door. Covered open porch.

Tenure - Freehold. Council tax band F - 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.







The Estate Office, 48A The Broadway, Potters Bar, Herts., EN6 2HW  
t. 01707655466 | e. [sales@duncanperry.co.uk](mailto:sales@duncanperry.co.uk) |

