



**3 Bed
House - Terraced
located in Potters
Bar**

£450,000



Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Ashwood Road
Potters Bar
EN6 2PQ



3



1



1



Composite front door with central glazed obscure glass panels opening into:

LOBBY AREA

Radiator. Straight flight stairs to first floor.

LOUNGE/ DINER

White UPVC double glazed window to front. Single radiator by front window. Double radiator to rear. Double glazed patio doors to rear. Wall mounted TV point. Access through to:

KITCHEN

Fitted with a range of white high gloss wall, drawer and base units. Integrated Bosch oven and above ceramic Lamona hob. Above stainless steel extractor. Space for fridge/freezer. Space for washing machine. Stainless steel sink with mixer tap and drainer. Concealed with a cupboard is a consumer unit. In another cupboard is a Vaillant boiler. White UPVC double glazed window to rear. White UPVC part glazed door to rear. Further door to front which leads to the front of the property. Small lobby area with gas meter.

BEDROOM ONE

White UPVC double glazed window to front. Single radiator.

BEDROOM TWO

White UPVC double glazed window to front. Single radiator.

BEDROOM THREE

White UPVC double glazed window to rear. Single radiator.

BATHROOM

This is fitted with a close coupled WC , wall hung sink with mixer tap and a wet room section with wall mounted shower. Access to loft. Chrome heated towel rail. Two white UPVC double glazed windows to rear. Tiled walls. Wall mounted extractor.

FIRST FLOOR LANDING

Airing cupboard with hot water cylinder.

REAR GARDEN

53' length

Accessed from the kitchen or from the lounge/diner leading out onto a paved patio area, laid in Indian sandstone. Outside tap. Outside light. Main section of the garden is lawn with pathway separating the two lawn areas. To the rear of the property is a timber shed and two raised vegetable beds.

FRONT OF PROPERTY

Parking for at least two vehicles.

Freehold. Council tax band D - Hertsmere Council

Property Information

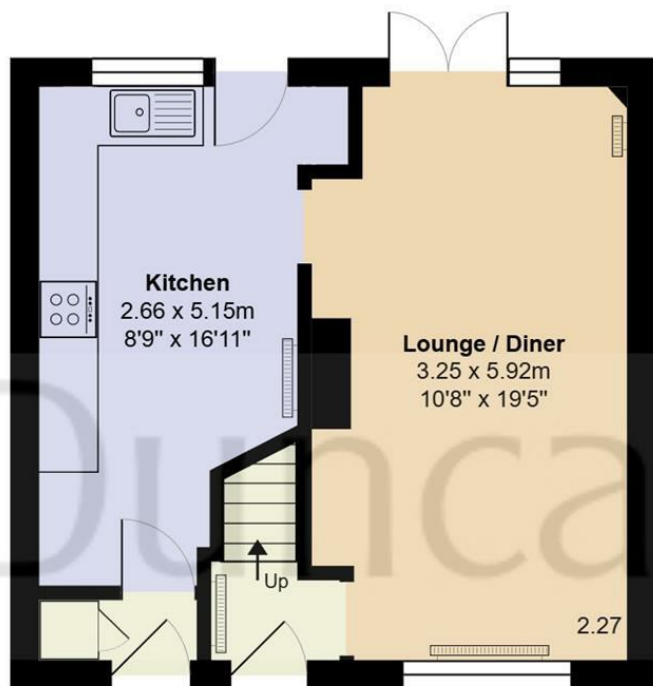
We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These particulars do not constitute a contract or part of a contract.



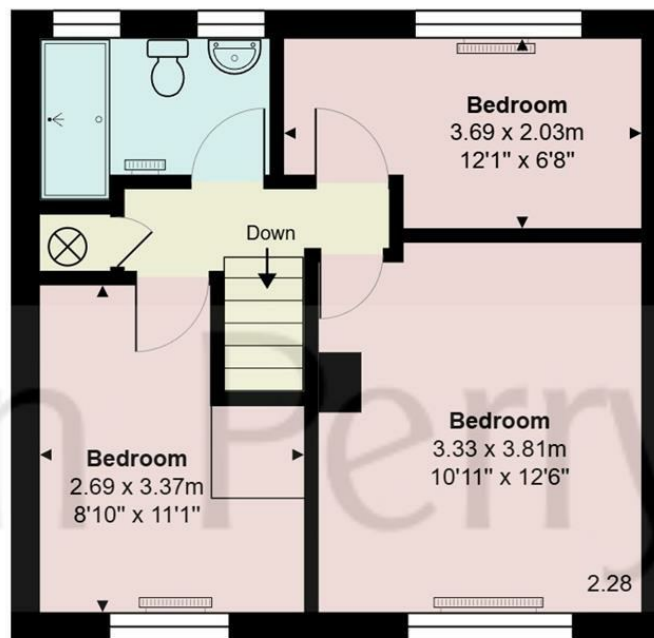


8 Ashwood Road, Potters Bar, EN6 2PQ





Ground Floor
Area: 35.9 m² ... 387 ft²



First Floor
Area: 36.8 m² ... 396 ft²

Ashwood Road, Hertfordshire EN6

Total Area: 72.7 m² ... 782 ft²

All measurements are approximate and for display purposes only

Duncan Perry

DIRECTIONS

Please refer to Google Maps using postcode.

CONTACT

The Estate Office
48A The Broadway
Potters Bar
Herts.
EN6 2HW

E: sales@duncanperry.co.uk
T: 01707655466
<https://www.duncanperry.co.uk>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL