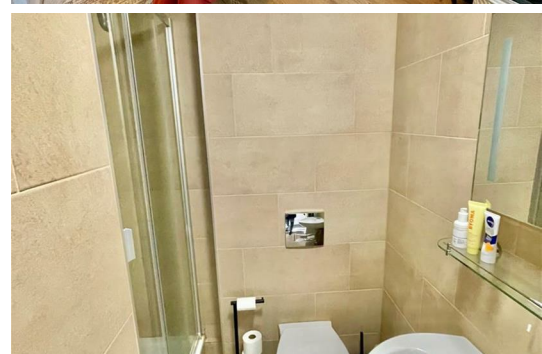




2 Bed
House - End Terrace
located in Potters Bar

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Chace Avenue
Potters Bar
EN6 5LY



£450,000

Available CHAIN FREE is this 2-bedroom property built approximately 7 years ago which offers generous living accommodation. The property features on the ground floor a lounge, a well-appointed kitchen/diner, & a shower room. On the first floor are two generously sized bedrooms and a family bathroom. Externally is a private south facing garden and parking to front. The property is currently let to RVC students so would make an ideal investment but equally would appeal to first time buyers. Viewings to be agreed by prior appointment.

Composite front door opening into

HALLWAY

Laminate flooring. Turn flight of stairs to first floor. Single radiator. Under stairs storage cupboard housing consumer unit and utility cupboard with double doors housing washing machine and tumble dryer. Doorway through to

LOUNGE / BEDROOM THREE

Continuation of laminate flooring. Double radiator. Double glazed obscure glass Georgian style window to front.

SHOWER ROOM

Features large shower cubicle with glazed sliding door. Shower with wall mounted control and handheld shower attachment. Concealed cistern W.C. with integrated flush. Pedestal sink with mixer tap. Chrome heated towel rail. Wall mounted extractor. Tiled walls and tiled floor.

KITCHEN / DINER

Features range of kitchen units in white high gloss with black working surfaces above with tiled splashbacks. Integrated oven with 4-ring Schott Ceran hob above. Stainless steel extractor. Stainless steel sink with mixer tap and drainer. Wall mounted Vaillant combination boiler. Single radiator. Wood laminate flooring. Double glazed casement door to rear. White UPVC Georgian style double glazed window to rear.

FIRST FLOOR LANDING

Wood laminate flooring. Storage cupboard with shelf and hanging rail. Access to loft with drop down ladder.

BEDROOM

Continuation of laminate flooring. Two single radiators. Two double glazed Georgian style windows to rear.

BATHROOM

Fitted with bath with mixer tap and shower attachment and glazed pivoting shower screen. Sink with mixer tap set within vanity unit with storage drawers below. Concealed cistern W.C. with integrated flush. Tiled walls. Tiled floor. Chrome heated towel rail. Ceiling mounted extractor.

BEDROOM

Continuation of wood laminate flooring. Two single radiators. Two white UPVC Georgian style double glazed windows to front.

REAR GARDEN

40' approx

Accessed via kitchen / diner. Lead out onto patio area. External sockets and lighting. Outside tap. Garden itself is laid to lawn and also has access leading to side and front of property. South facing.

FRONT OF PROPERTY

Hardstanding providing off road parking. Covered gas and electric meters. Gated access to rear of property. Canopy above front door.

Tenure - 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.

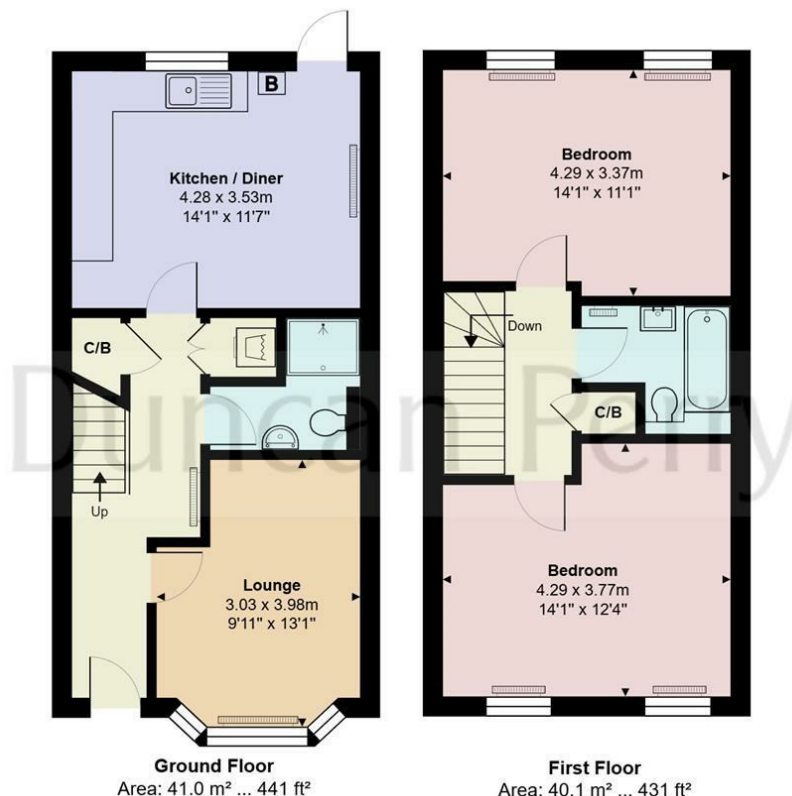






31A Chace Avenue, Potters Bar, Herts, EN6 5LY





Chace Avenue, Hertfordshire EN6

Total Area: 81.0 m² ... 872 ft²

All measurements are approximate and for display purposes only

Duncan Perry

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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	

DIRECTIONS

Please refer to Google Maps using postcode.

CONTACT

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