



53 Deepdene, Potters Bar, Hertfordshire, EN6 3DG
Offers In Excess Of £650,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Extremely Well Presented 4 Bedroom Semi Detached House with En Suite Shower, Kitchen diner and separate Lounge. Close to Local Shops and Wroxham Primary School, 74' Rear Garden, Garage and Brick Built Shed.



- FOUR BEDROOM SEMI DETACHED HOME
- CLOSE TO WROXHAM SCHOOL
- ARRANGED ON THREE LEVELS
- LOUNGE
- KITCHEN/DINER
- CONSERVATORY
- MASTER BEDROOM
- ENSUITE
- OUTBUILDING
- GARAGE



Entrance steps up to white UPVC door with double glazed panels opening into:

ENTRANCE HALLWAY

11'1" x 6'1" (3.38 x 1.85)

Picture rail. Feature radiator. double glazed window to side with shutters. Laminate wood effect flooring. Turn flight stairs to first floor. Under stairs storage cupboard which houses consumer unit and electric meter. Doorway through to:

LOUNGE

12'9" x 11'2" (3.89 x 3.4)

Picture rail. Continuation of wood effect laminate flooring. double glazed 1/2 bay window to front with shutters. Feature stove effect electric fire with wood mantle. Feature radiator.

KITCHEN/DINER

17'7" x 11'6" (5.36 x 3.51)

Range of White Wall & Base units comprising Cupboards and Drawers, Granite working surfaces, window sill and up stands. Stainless steel BOSCH electric double oven with four ring gas hob above in stainless steel and stainless steel extractor fan above. Stainless steel sink with mixer tap. Integrated dishwasher and microwave. Space and plumbing for large American style fridge/freezer. Tiled splash backs. double glazed window to rear of property. Two plinth mounted Myson fan assisted radiators. Cupboard which houses Worcester Bosch combination boiler and space for washing machine. Wall mounted T.V. point and bi folding double glazed doors leading into:



CONSERVATORY

9'0" x 11'3" (2.74 x 3.43)

Continuation of wood laminate flooring, polycarbonate roof and fitted blinds to either side. Double glazed casement doors leading onto the rear of the property with windows to either side.

BEDROOM TWO

13'0" x 10'10" (3.96 x 3.3)

Picture rail. Double glazed 1/2 bay window to front with shutters. Feature radiator, Wall to wall fitted wardrobes. Wall mounted T.V. point.

BEDROOM THREE

11'0" x 10'10" (3.35 x 3.3)

Ceiling spot lights. Picture rail. Double glazed window to rear.

BEDROOM FOUR

7'3" x 6'7" (2.21 x 2.01)

Picture rail. Single radiator. Wood effect laminate flooring, double glazed window to front with shutters.

BATHROOM

7'6" x 6'6" (2.29 x 1.98)

White suite comprising of shower bath with mixer tap and separate shower with glazed shower screen, combined white vanity basin and WC unit with granite top. Double glazed obscure glass window to rear. Radiator and wood effect tiled floor. Turn flight stairs from first floor landing leading to:

MASTER SUITE

16'7" x 11'0" (5.05 x 3.35)

Velux window to front and white UPVC double glazed window to rear. Eaves storage and further fitted wardrobe storage. Doorway to:





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Deepdene, Hertfordshire EN6

Total Area: 143.4 m² ... 1544 ft² (excluding garden, off street parking)

All measurements are approximate and for display purposes only

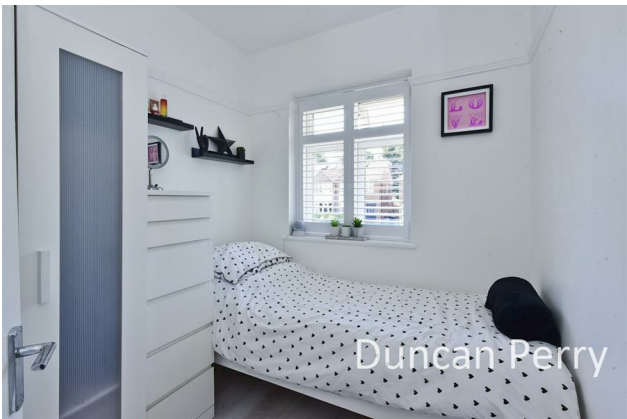


ENSUITE BATHROOM

6'8" x 4'8" (2.03 x 1.42)
 Tiled walls. Extractor fan, white UPVC window to rear of property. White close coupled top flush W.C. White sink with mixer tap set within a vanity unit in light wood with cupboards below. Chrome heated towel rail. Separate shower cubicle with New Team electric power shower with glazed cubicle and concertina doors.

EXTERIOR REAR

74'0" x 22'0" (22.56 x 6.71)
 Patio area with steps up to a raised lawned area. Security lighting and external power point. Further steps up to patio area at the rear of the garden with access onto a brick built outbuilding with power and lighting which measures 17'6" x 7'8".



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Most energy efficient - lower running costs A B C D E F G		Most environmentally friendly - lower CO ₂ emissions A B C D E F G	
77		57	
Not energy efficient - higher running costs G		Not environmentally friendly - higher CO ₂ emissions G	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

GARAGE

17'4" x 8'3" (5.28 x 2.51)

Access from shared drive via up and over door. Fitted with lighting, alarm and several power points.

EXTERIOR FRONT

Block paved driveway with parking for at least two vehicles. Shared driveway leading to garage and steps up to front door with overhead canopy and down lighting.

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.





