



Duncan Perry

54 Cotton Road, Potters Bar, EN6 5JH
£650,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Situated in Cotton Road, Potters Bar, this delightful detached house offers space for modern family living. Spanning 1,384 square feet, the ground floor offers an impressive lounge/diner with vaulted ceiling and doors onto garden, kitchen, utility room, downstairs shower room, study and ground floor bedroom/second reception room. First floor has three

further bedrooms and a family bathroom. The house benefits from off street parking for up to three vehicles. This property is offered CHAIN FREE. Viewing recommended.



- FOUR BEDROOM DETACHED HOUSE
- CHAIN FREE
- VAULTED CEILING LOUNGE/DINER
- UTILITY ROOM
- KITCHEN/BREAKFAST ROOM
- STUDY (PERFECT TO CONVERT TO AN EN-SUITE OFF DOWNSTAIRS BEDROOM)
- OFF STREET PARKING
- PRIVATE REAR GARDEN
- FAMILY BATHROOM AND SEPARATE GROUND FLOOR SHOWER ROOM
- FREEHOLD. COUNCIL TAX BAND F - HERTSMERE COUNCIL



White composite front door with obscure glazed panels and obscure glazed side panels opening into:

HALLWAY

Wood effect laminate flooring. Part coving. Large storage cupboard housing electric meter and consumer unit. Double radiator. Second storage cupboard. Straight flight stairs to first floor.

DOWNSTAIRS SHOWER ROOM

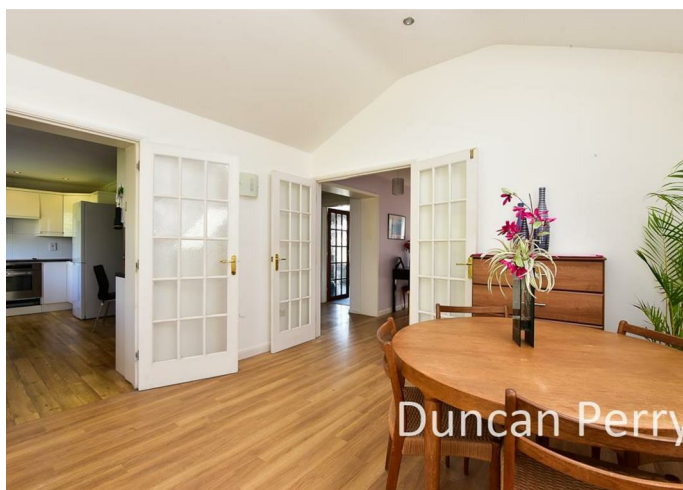
White suite comprising pedestal sink with singular taps. Top flush WC, White shower base with curved sliding glazed doors and Mira electric shower. Fully tiled walls. White UPVC obscure glass window to front. Wood effect laminate flooring continuing from hallway. Extractor fan. Electric radiator.

UTILITY ROOM

Range of white wall and base units with complimenting working surfaces above. Space for washing machine. Space for tumble dryer. Space for under counter fridge freezer. Stainless steel sink with drainer and mixer tap. Tile splashback. White UPVC obscure glazed window to side. White UPVC part glazed obscure glazed courtesy door to side. Ceiling extractor. Wood effect laminate flooring continuing from hallway. Underflooring heating.

LOUNGE/DINER

Vaulted ceiling with three Velux style windows to sides. White UPVC sliding doors to rear with fixed side panels. White UPVC patio doors to side. Continuing wood effect flooring from hallway. Electric feature fire. Wall light points. Spotlights to ceiling. Underfloor heating.



BEDROOM FOUR/ SECOND RECEPTION

Coving to ceiling. Single radiator. White UPVC window to front. Wall light points.

STUDY

Accessed from bedroom four/second reception. Would be perfect for an en-suite from bedroom four. White UPVC obscure glass window to side. Single radiator.

KITCHEN

Range of wall, drawer and base units in a white gloss with complementing working surfaces above. Stainless steel sink with drainer and mixer tap. Space for dishwasher. Wall mounted Worcester combi boiler. Integrated Zanussi oven. Space for fridge freezer. Part tiled walls. Two white UPVC windows to rear. Spotlights to ceiling. Single radiator. Continuation of wood effect laminate flooring from hall way.

FIRST FLOOR LANDING

White UPVC window to side. Storage cupboard with shelving. Loft hatch, loft is part boarded.

BEDROOM ONE

Double radiator. Mirrored sliding wardrobe with hanging and shelving. White UPVC window to rear.

BEDROOM TWO

White UPVC window to front. Single radiator.

BEDROOM THREE

White UPVC window to front. Single radiator.





Duncan Perry



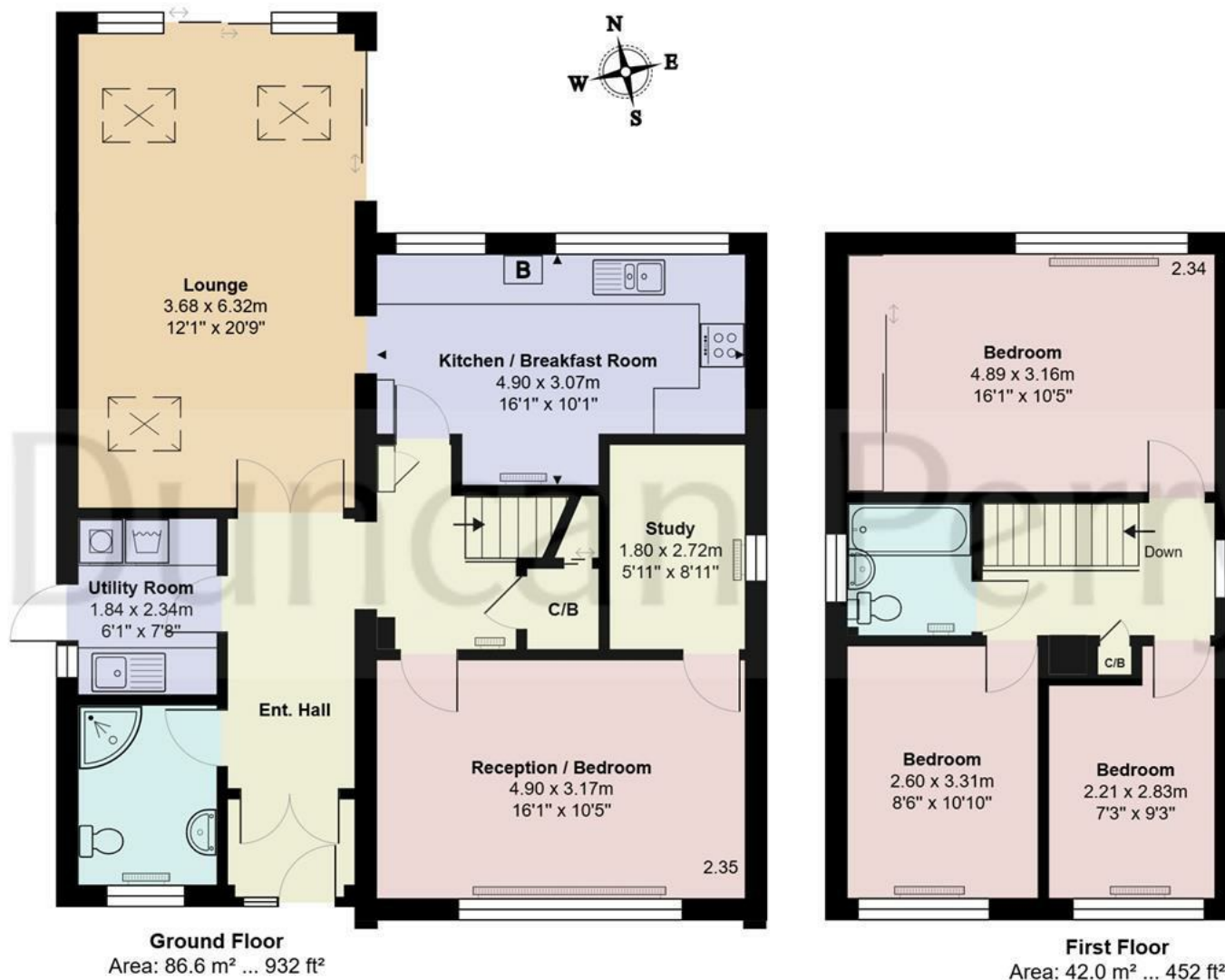
Duncan Perry



Duncan Perry



Duncan Perry



Duncan Perry



REAR GARDEN

36'1" x 31'2" (11.00m x 9.50m)

Accessed from lounge/diner via sliding doors or from utility room courtesy door. From lounge is a step down onto a paved patio. Retained flower beds with mixed borders. Grass area. Timber shed. Outside water point. Wooden gate to front of property.

FRONT OF PROPERTY

Driveway providing parking for two/three vehicles. Flower beds with mixed planting. Cover gas meter. Canopy over front door.

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

FAMILY BATHROOM

White suite comprising bath with mixer tap and wall mounted shower attachment. Tiled walls. Pedestal sink with mixer tap. Top flush WC. White UPVC obscured glass window to side. Shaver point. Single radiator.

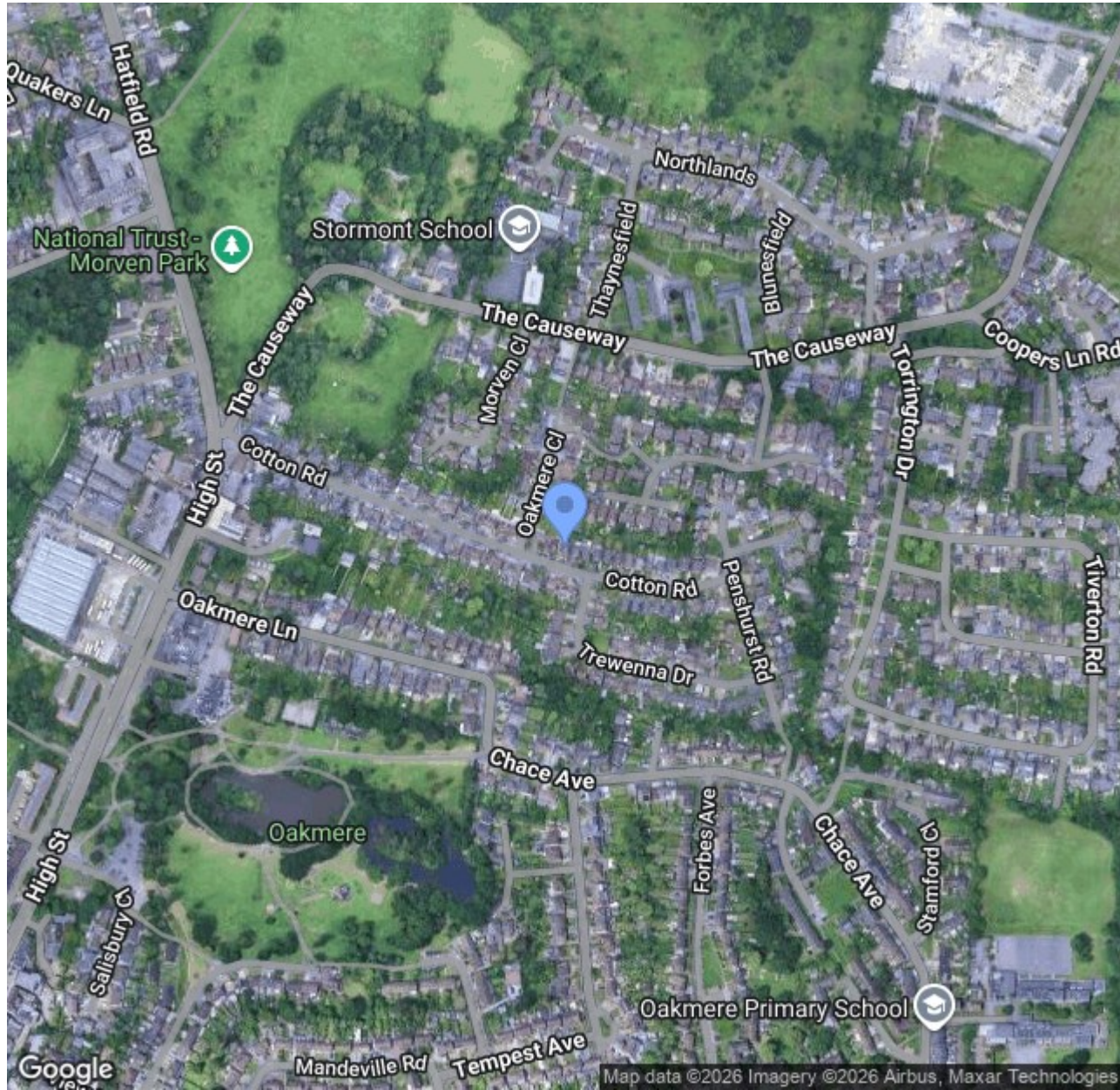


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally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

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 |
www.propertysoftwaregroup.com

