

3 The Shrublands, Potters Bar, Herts, EN6 2BN
£975,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL
■ PROPERTY MANAGEMENT ■

Situated in this sought after road, this larger then average four bedroom semi detached house has been extensively extended to rear and side. Features en suite shower room, kitchen/diner, separate utility, two further reception rooms, family bath/shower room, downstairs WC, 56'9 x 31'1 Southerly aspect rear garden and double garage to rear.



- LARGER THEN AVERAGE FOUR BEDROOM SEMI DETACHED HOUSE
- EXTENSIVELY EXTENDED TO REAR AND SIDE
- PRINCIPAL SUITE WITH EN SUITE SHOWER ROOM
- KITCHEN/DINER
- SEPARATE UTILITY
- TWO FURTHER RECEPTION ROOMS
- FAMILY BATH/ SHOWER ROOM
- 56'9 X 31'1 SOUTHERLY ASPECT REAR GARDEN
- DOUBLE GARAGE TO REAR
- FREEHOLD. COUNCIL TAX BAND F - HERTSMERE COUNCIL



Covered entrance porch with feature wood work. Paneled front door with frosted and leaded double glazed top lights opens into:

ENTRANCE HALL

Tiled floor. Leaded light double glazed window to side and front. Double radiator.

DOWNSTAIRS CLOAKROOM

White suite comprising vanity top wash basin with double width cupboards below. Top flush WC. Single radiator. Tiled floor. Extractor fan.

KITCHEN/DINER ROOM

Range of cream wall and base units featuring cupboards and drawers. Quartz worktops, breakfast bar and up stands with inset five ring Neff gas hob. Corresponding extractor hood above. Single drainer stainless steel sink also inset to worktop. AEG electric double oven, grill and microwave. Integrated fridge freezer. Integrated dishwasher. Tiled floor and splash back. Three panel double glazed sliding doors to rear. LED ceiling spotlights. Under floor heating. Double width walk in larder with continuing tiled floor, automatic light and shelving.

UTILITY ROOM

Range of cream wall and base units featuring cupboards and drawers. Wood effect working surfaces with inset stainless steel single drainer sink. Tiled splash back and floor. Space for washing machine and tumble dryer. Space for fridge freezer. Part frosted double glazed door to front access. Concealed Viessmann gas central heating boiler.







FAMILY ROOM

Feature fireplace with quartz hearth and surround. Gas coal effect living flame fire. Double glazed windows and casement door to rear.

TV ROOM

Leaded light double glazed window to front. TV aerial point.

FIRST FLOOR LANDING

Approached via turn flight stair case with half landing from hallway. Feature Arch window to side which is leaded light, frosted and double glazed. Access to loft via wooden foldaway ladder. Laminate wood effect flooring. LED ceiling spotlights.

PRINCIPAL SUITE

Wall mounted TV aerial and power point, Laminate wood effect flooring. LED ceiling spotlights. Double glazed full height windows and double width double glazed casement doors to rear with Juliette balcony. All with built in Venetian blinds. Single radiator.

EN SUITE SHOWER ROOM

White suite comprising shower base with over head and hand shower. Top flush WC. Vanity top wash basin with double width cupboards below. Tiled floor, splash back and shower cubicle. Opaque double glazed window to side. Light activated extractor fan. LED ceiling spotlights. Chrome heated towel rail.

BEDROOM TWO

Double width and one single width fitted wardrobe with hanging rails and shelving. Matching dressing table. Single radiator. Leaded light double glazed window to front. LED ceiling spotlights.

















Ground Floor
Area: 116.2 m² ... 1251 ft²

First Floor
Area: 82.5 m² ... 888 ft²

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Total Area: 198.7 m² ... 2139 ft² (excluding garden)

All measurements are approximate and for display purposes only



BEDROOM FOUR

Single radiator. Leaded light double glazed window to front. Ceiling spotlights.

FAMILY BATH/SHOWER ROOM

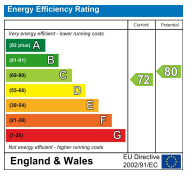
Suite comprising free standing bath tub with mixer tap and shower attachment. Shower base with glass screen, overhead and hand shower. Vanity top wash basin with double width cupboard below. Top flush WC. Half tiled walls. Fully tiled to shower cubicle. Tiled floor. Opaque double glazed window to front. Heated towel rail and single radiator. LED ceiling spotlights. Light activated extractor fan.

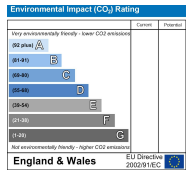
BEDROOM THREE

Built in cupboard. Double glazed window to rear. Laminate wood effect flooring. Ceiling spotlights. Single radiator.









EXTERIOR REAR

56'9" x 31'1" (17.30 x 9.48)

Backing South. Starting from the rear of the property with full width patio leading to main lawn area with side path leading to second patio (slight raised and approximately 3/4 of way down garden). Flower and shrubs borders to either side, featuring four Acer trees. To the rear of garden is:

CONCRETE SECTIONAL DETACHED GARAGE

Lighting and power. Window to side. Casement door to rear garden. Up and over door to rear access road.

EXTERIOR SIDE

Paved area to the side of the property which feature two under stairs cupboards. One for storage and one housing gas and electric consumer unit. Timber garden shed with window to side. Access gate to front.

FRONT OF THE PROPERTY

Block paved driveway providing parking. Edged by shrub bed. Retained by low brick wall, with hedging to front. External lighting point.

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.















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