



**4 Penshurst Road, Potters Bar, Herts, EN6 5JP**  
**Offers In Excess Of £610,000**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL



We are pleased to offer for sale this rarely available beautifully presented larger than average 4 bed semi detached property. Features include large lounge, kitchen/diner, four double bedrooms, downstairs shower room, fitted security alarm system and pretty 90ft rear garden. Off street parking. Regular bus service to station on Chace Avenue.

For viewings please contact  
Duncan Perry Estate Agents.



- BEAUTIFULLY PRESENTED LARGER THAN AVERAGE FOUR BEDROOM SEMI DETACHED HOUSE
- SPACIOUS LOUNGE / KITCHEN / DINER
- DOWNSTAIRS SHOWER ROOM AND UTILITY SPACE
- FITTED SECURITY ALARM
- PRETTY 90' REAR GARDEN
- OFF STREET PARKING
- WALKING DISTANCE TO OAKMERE PARK AND LOCAL SHOPS
- REGULAR BUS SERVICE TO STATION
- QUIET RESIDENTIAL LOCATION
- TENURE - FREEHOLD. COUNCIL TAX BAND D - HERTSMERE COUNCIL



Composite front door with feature semi-circular leaded light panel and spy hole. Leads into

### ENTRANCE HALL

Spotlights to ceiling. Single radiator. Grey Vinyl flooring. Fitted storage cupboard providing hanging rail and shelving. Under stairs storage cupboard with automatic lighting. Housing consumer unit. Turn flight of stairs to first floor.

### LOUNGE

Double doors from hallway. Continuation of grey Vinyl flooring. Spotlights to ceiling. Two double radiators. White UPVC double glazed window to rear. White UPVC double glazed patio doors to rear.

### KITCHEN / DINER

Features wall, drawer and base units in green with complimentary white working surfaces and tiled splashback. Continuation of grey Vinyl flooring. Spotlights to ceiling. Double radiator. Integrated dishwasher. Integrated Hotpoint microwave. Integrated Bosch electric oven. Bosch 5-ring gas hob and oven with a Cookology extractor above. Space for American style fridge / freezer. Bower stainless steel sink with mixer tap and drainer. Hot tap. Kitchen island with storage cupboards, white worktop and seating for four / five people. Two white UPVC double glazed windows to front and one white UPVC double glazed window to side.

### UTILITY CUPBOARD

Spotlights to ceiling. Space for washing machine. Worcester Bosch heating boiler. Tempest hot water cylinder. Water softener. White UPVC double glazed obscure glass window to side.





### DOWNSTAIRS SHOWER ROOM

Features large shower cubicle with rain shower head and separate handheld shower attachment. Glass shower screen. White ceramic sink with mixer tap and mirror with lighting above. Concealed cistern W.C. with integrated flush. Manrose Gold wall mounted extractor. Chrome heated towel rail. Spotlights to ceiling. Tiled walls. Tiled floor.

### FIRST FLOOR LANDING

Spotlights to ceiling. Loft access. Grey Vinyl flooring.

### BEDROOM ONE

Spotlights to ceiling. Double radiator. Fitted mirrored wardrobes with hanging rail and shelving. Further fitted wardrobes with hanging rail and shelving. Bridging unit with matching bedside tables. White UPVC double glazed window to rear.

### BEDROOM TWO

Spotlights to ceiling. Double radiator. Continuation of grey Vinyl flooring. Fitted mirrored wardrobes with hanging, shelving and vanity unit and mirror. White UPVC double glazed window to front.

### BEDROOM THREE

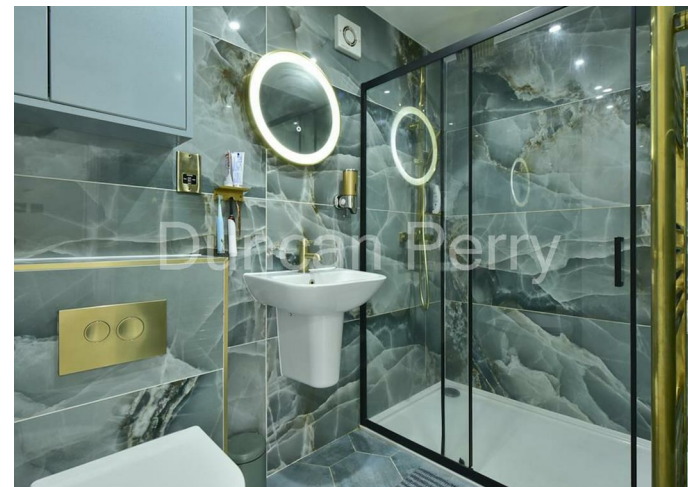
Spotlights to ceiling. Double radiator. Fitted desk area with wall, drawer and base units in light blue. Grey Vinyl flooring. White UPVC double glazed window to front.

### BEDROOM FOUR

Spotlights to ceiling. Continuation of grey Vinyl flooring. Double radiator. White UPVC double glazed window to rear.

### FAMILY BATHROOM

Features white suite with bath and overhead shower and separate shower attachment. Mixer tap. Glass shower screen. W.C with integrated flush. Chrome heated towel rail. White wash basin with mixer tap and Smart mirror with Bluetooth and speaker above. Tiled walls. Tiled floor. Fitted storage unit. Two white double glazed UPVC obscure glass windows to side.

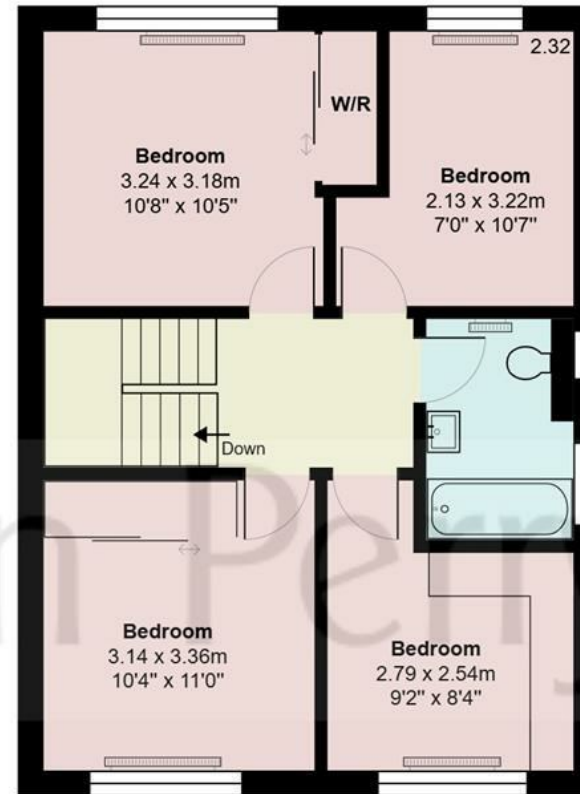








**Ground Floor**  
Area: 63.7 m<sup>2</sup> ... 686 ft<sup>2</sup>



**First Floor**  
Area: 52.6 m<sup>2</sup> ... 566 ft<sup>2</sup>

**Penshurst Road, Hertfordshire EN6**

Total Area: 116.3 m<sup>2</sup> ... 1252 ft<sup>2</sup>

All measurements are approximate and for display purposes only

**Duncan Perry**



## EXTERIOR REAR

90' approx (27.43m approx)  
 Access via patio doors in lounge. Leading on to patio area with steps up to main section of the garden predominately laid to lawn. Timber shed to rear. Outside tap. Outside lighting. Outside power. Access to side of property with gated access to front.

## EXTERIOR FRONT

Private driveway for parking 2/3 vehicles. Pathway to side of property leading to front door and gated access to rear garden. Concealed gas meter.

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.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Meter energy efficient - lower running costs A++ A+ A B C D E F G 76		Meter environmentally friendly - lower CO <sub>2</sub> emissions A+ A B C D E F G 87	
Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC		Not environmentally friendly - higher CO <sub>2</sub> emissions England & Wales EU Directive 2002/91/EC	



