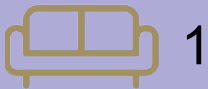




**4 Bed
House - Semi-Detached
located in**

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Borough Way
Potters Bar
EN6 3HD



£699,950

Available CHAIN FREE is this 1930's 4 bed home which benefits from a rear extension and loft conversion giving the home excellent family living space. The location is always very popular being close to good schools, shops, and station. On the ground floor is a generous lounge, open plan kitchen/diner, downstairs cloak room, and utility space. On the next floor are two double bedrooms, a single and family bathroom. On the top floor is the principal bedroom with en-suite shower room. Externally there is a large rear garden and to the front a driveway with parking for three vehicles and EV charging point.

Composite front door with semi circular obscure glass glazed panel opens into:

HALLWAY

Double glazed windows to either side with top openers. Further larger glazed window again with top opener. Wooden flooring. Turn flight stairs to first floor. Attractive column style radiator. Under stairs storage cupboard housing consumer unit and electricity meter. Utility area with plumbing & space for washing machine and tumble drier above. Doorway through to:

CLOAKROOM

Top flush WC. Wash hand basin with corner mounted tap. Wall mounted extractor. White UPVC double glazed window to side. Small radiator. Tiled flooring.

LOUNGE

Wall mounted TV point. Double glazed white UPVC bay fronted window to front with curved radiator to fit bay. Fitted bespoke shutters. Further double radiator. Wooden bi-folding doors which lead through to:

KITCHEN/DINER

Accessed from lounge or from the hallway. Continuation of the same flooring from the hallway.

Fitted with a range of wall, drawer and base units in taupe colour. Integrated double oven. Zanussi five ring gas hob, above is an Electrolux extractor, Integrated Bosch dishwasher. Space for an American style fridge/ freezer. Space for a further freezer/fridge. Black sink with matching drainer, mixer tap and shower attachment. Double glazed window to rear. Bi-folding doors to garden. Spotlights to ceiling. Two Velux style skylights. Large column style radiator in an anthracite finish.

FIRST FLOOR LANDING

Window to side in white UPVC in obscure glass.

BEDROOM

White UPVC double glazed window to rear. Fitted wardrobe in white high gloss. Double column style radiator.

BEDROOM

White UPVC double glazed window to rear. Fitted bespoke shutters. Floor to ceiling white fitted wardrobes Double column style radiator.

BEDROOM

White UPVC double glazed window to front. Fitted bespoke shutters. Column radiator.

FAMILY BATHROOM

Fitted with a white suite comprising of bath with mixer tap, wall mounted controls and hand held attachment. Larger over head fixed shower head. Glazed screen. Top flush WC. Sink set within vanity unit with storage drawers below and mixer tap. Heated towel rail. Coving and extractor to ceiling. White UPVC obscure glass window to rear. Tiled walls and tiled floor.

SECOND FLOOR LANIDNG

White UPVC obscure glass window to side. Eaves storage. Doorway into:



PRINCIPAL BEDROOM

White UPVC double glazed window to rear. Two Velux style windows to front. Fitted storage. Eaves access. Column style double radiator. Spotlights to ceiling. Doorway through to:

EN-SUITE SHOWER ROOM

Features a large shower cubicle with glazed surround. Wall mounted controls with hand held shower attachment. Larger fixed over head shower. Chrome heated towel rail. Top flush WC. Sink set within vanity unit with storage cupboards below and mixer tap. Heated towel rail. Extractor and spotlights to ceiling. Tiled walls and tiled floor. Obscure glass double glazed window to rear.



REAR GARDEN

145'

Patio area retained by a low brick wall. Faces onto garage with up and over door. Steps up to a pathway which leads to main garden itself, which is predominately laid to lawn.



FRONT OF PROPERTY

Block paved driveway providing parking for several vehicles. Outside lighting. Outside tap at side of property. Wall mounted EV charging point. Hedging to front. Step up to front door.

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.





67 Borough Way, Potters Bar, EN6 3HD





Borough Way, Hertfordshire EN6

Total Area: 111.8 m² ... 1204 ft²

All measurements are approximate and for display purposes only

Duncan Perry

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

DIRECTIONS

Please refer to google maps using property postcode

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