



105 Carpenter Way, Potters Bar, Herts, EN6 5QB
£515,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

We are delighted to offer for sale this 2-bedroom semi-detached home which is presented in excellent condition throughout and is ideally located being close to Potters Bar High Street, Oakmere Park and local amenities as well as excellent transport links. On the ground floor you will find an open plan lounge/diner which leads on to a

good-sized conservatory, and there is also a well-equipped kitchen plus an external utility/storage space. On the first floor are two well-proportioned double bedrooms and family bathroom. Externally, there is a very attractive rear garden and to the front is a large driveway providing lots of off-street parking. Viewing highly recommended.



- TWO BEDROOM SEMI-DETACHED HOUSE
- PRESENTED IN EXCELLENT CONDITION THROUGHOUT
- IDEALLY LOCATED BEING CLOSE TO HIGH STREET SHOPS, AMENITIES AND OAKMERE PARK
- OPEN PLAN KITCHEN / DINER
- GOOD SIZED CONSERVATORY
- EXTERNAL UTILITY / STORAGE SPACE
- TWO WELL PROPORTIONED DOUBLE BEDROOMS
- ATTRACTIVE REAR GARDEN
- OFF STREET PARKING
- TENURE - FREEHOLD. COUNCIL TAX BAND C - HERTSMERE COUNCIL



Composite front door with semi-circular glazed obscure glass panel. Opens into

HALLWAY

Straight flight of stairs to first floor. Double radiator. Wood laminate flooring. Under stairs storage cupboard. Doorway through to

LOUNGE / DINER

Lounge section

Continuation of flooring from hallway. Coving to ceiling. Vertical column radiator finished in white. Two white UPVC double glazed windows to front. Open aspect leading through to

Dining room section

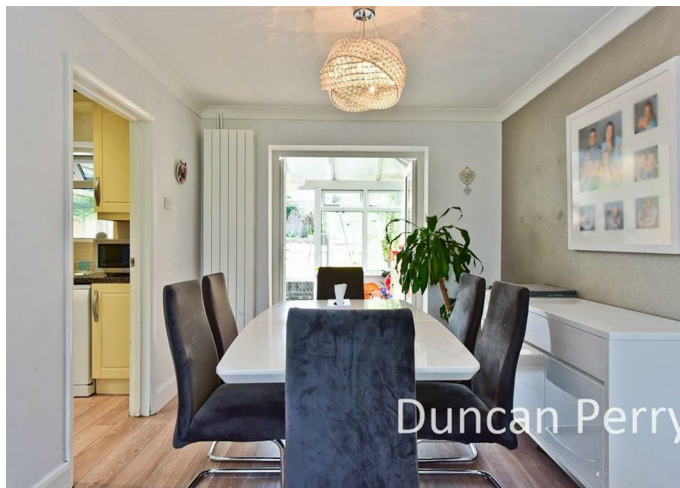
Continuation of the same flooring. Coving to ceiling. Vertical column radiator finished in white. Doorway through to

KITCHEN

Continuation of flooring from dining room and hallway. Kitchen fitted with a range of wall, drawer and base units in cream with grey flecked working surfaces above. Integrated AEG oven. AEG induction 4-ring hob. Concealed extractor. Space for dishwasher. Space for fridge / freezer. Stainless steel sink with mixer tap, shower attachment and drainer. White UPVC double glazed window facing onto conservatory. Double glazed obscure glass casement door leading across to

UTILITY ROOM

Plumbing for washing machine. Space for tumble dryer. Space for further white goods. Wall mounted Worcester boiler. Additional brick built storage cupboard with shelving and lighting.



CONSERVATORY

Accessed from dining room. Double glazed units to rear and to side with polycarbonate roof and double glazed doors onto garden. Wall lights and double radiator.

FIRST FLOOR LANDING

Access to loft which is partially boarded and has a Velux style window facing rear garden. White UPVC double glazed Georgian style window to side.

BEDROOM ONE

Double radiator. Storage cupboard with hanging rail. Two white UPVC double glazed windows to front.

BEDROOM TWO

Double radiator. White UPVC double glazed window to rear.

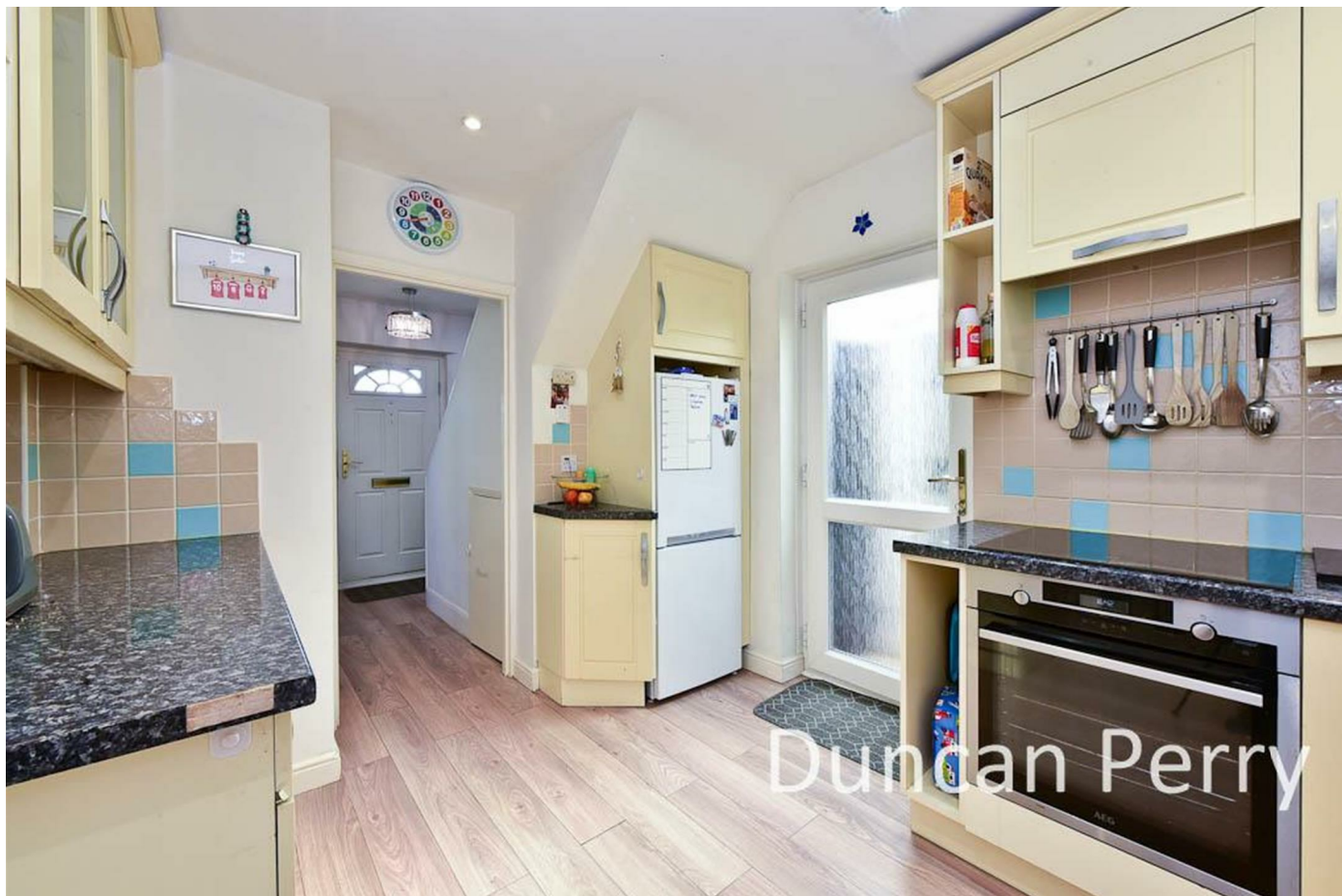
BATHROOM

Fitted with white suite comprising bath with mixer tap and shower attachment. Pivoting glazed shower screen. Sink set within vanity unit with mixer tap and storage cupboards below. Concealed cistern W.C. with integrated flush. Chrome heated towel rail. Spotlights to ceiling. Vinyl flooring. Partially tiled walls. Two double glazed obscure glass windows to rear.

REAR GARDEN

70' (21.34m)

Accessed either from conservatory or kitchen. Paved patio area. External tap and lighting. Gated access to side of property leading to front of property. Steps up to main section of garden which is laid to lawn with mixed borders to side and rear. To rear of property is a further block paved area.







Carpenter Way, Hertfordshire EN6

Total Area: 91.1 m² ... 980 ft² Inc. Utility Room & Store

All measurements are approximate and for display purposes only

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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.

FRONT OF PROPERTY

Large block paved driveway with hedging and wall to front. External covered gas meter. Gated access leading to side of property. Step up to front door with open porch and lighting.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Not energy efficient - higher running costs 85		Not environmentally friendly - higher CO ₂ emissions 65	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

