

3 Fenton Close, Potters Bar, EN6 5EY
£700,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL
■ PROPERTY MANAGEMENT ■

Welcome to this stunning property located on Fenton Close in the charming town of Potters Bar. Built in 2022, this modern home offers a generous living space of 1,432 square feet, making it an ideal choice for families or those seeking ample room to entertain.

As you enter, you are greeted by two reception rooms that provide a perfect setting for relaxation and social gatherings. The layout is designed to maximise comfort and functionality, ensuring that every corner of the home is utilised effectively.

The property boasts four well-proportioned bedrooms, each offering a peaceful retreat for rest and rejuvenation. With two bathrooms, morning routines will be a breeze, accommodating the needs of a busy household with ease.

In summary, this modern residence on Fenton Close is a remarkable opportunity for those looking to settle in Potters Bar. With its spacious layout, stylish design, and prime location, it is sure to impress. Do not miss the chance to make this exceptional property your new home. Offered CHAIN FREE.



- FOUR BEDROOM SEMI DETACHED HOUSE
- CHAIN FREE
- ENSUITE TO PRINCIPLE BEDROOM
- ONLY FOUR YEARS OLD - 6 YEARS REMAINING ON NHBC WARRANTY
- VERY WELL PRESENTED
- GARDEN ROOMS
- SOUTHERLY ASPECT REAR GARDEN
- PRIVATE DRIVEWAY
- PRIVATE GATED ENTRANCE
- COUNCIL TAX BAND F - HERSMERE COUNCIL. FREEHOLD



Composite front door with obscure glazed panel opening into:

ENTRANCE HALL
Tiled floor with underfloor heating. Spotlights to ceiling. Cupboard housing consumer unit, Turn flight stairs to first floor.

RECEPTION ROOM
Georgian style UPVC window to front, Spotlights to celling, Quality wood effect laminate flooring. Underfloor heating.

DOWNSTAIRS WC
White suite comprising Villeroy and Boch sink set within vanity unit with Hans Grohe mixer tap and drawer below. Concealed cistern WC with wall mounted controls. Part tiled walls. Tiled floor. Underfloor heating. Obscure white UPVC Georgian style window to front. Spotlights to ceiling.

OPEN PLAN FAMILYROOM/KITCHEN/DINER
Room has underflooring heating, quality laminate wood effect flooring, and spotlights to ceiling. White UPVC bi-folds onto garden. Storage cupboard.

Kitchen section
Range of wall, drawer and base units in gloss grey blue and grey green with complimenting working surfaces above and matching splashbacks. Siemens integrated microwave. Integrated Siemens oven and integrated induction hob above and extractor above. Space for fridge / freezer. Inset sink with mixer tap and separate filter tap. Integrated dishwasher. Integrated washing machine.

FIRST FLOOR LANDING
White Georgian style UPVC window part way up stairs. On landing quality wood effect laminate flooring. Cupboard housing Baxi water tank and light. Spotlights to ceiling.

BEDROOM FOUR/STUDY
Spotlights to ceiling. White UPVC Georgian style window to rear. Quality wood effect laminate flooring. Single radiator.

BEDROOM THREE
Single radiator. Spotlights to ceiling. Quality wood effect laminate flooring. Single radiator. Wardrobe with mirror sliding doors with hanging and shelf. White UPVC Georgian style window to rear.

BEDROOM TWO
Quality wood effect laminate flooring. Single radiator. Spotlights to ceiling. Two white Georgian style windows to front. Wardrobe with mirrored sliding doors with hanging and shelf.







FAMILY BATHROOM
White suite comprising bath with mixer tap and handheld shower attachment. Shower base with glazed door and wall mounted shower. Concealed cistern Villeroy and Boch WC with wall mounted controls. Villeroy and Boch sink set within vanity unit with drawer below and Hans Grohe mixer tap. Shaver point. Spotlights to ceiling. Tiled walls and floor. Chrome heated towel rail.

SECORD FLOOR LANDING
Turn flight stairs to second floor. White UPVC Georgian style window part way up the stairs. Double radiator. Large cupboard housing Baxi boiler.

BEDROOM ONE
Quality wood effect laminate flooring. Spotlights to ceiling. Loft Hatch. White UPVC Georgian style window to front. Velux style window to front. Fitted wardrobes with hanging and a shelf. Single radiator and a further double. Storage cupboard.

ENSUITE
White suite comprising shower base with glazed panel and wall mounted shower. Chrome heated towel rail. Villeroy and Boch sink set within vanity unit with Hans Grohe mixer tap and drawer below. Concealed cistern WC and wall mounted controls. Under floor heating. Velux window to rear. Spotlights to ceiling. Extractor fan to ceiling. Fully tiled walls and floor.

REAR GARDEN
38'9" x 28'6" (11.82 x 8.71)
Accessed from bi-folds in open plan family room or from side gate onto a patio area. Steps up to the main section of garden which is laid to lawn and has mixer borders. Shed on patio. Outside tap. Outside power point. Further steps up to:

GARDEN ROOMS
Composite garden building with Fujitsu air conditioning units which include heating, cooling and remote control via phone app. Spotlights to ceiling. Insulated. Wood effect vinyl flooring. French doors from each room opening onto garden. Cabled internet connection via the main house. Incorporate two rooms 2 x 3m each, perfect for home office, gym, hobby room. Decking space for two sun loungers.

FRONT OF PROPERTY
Block paved driveway with parking for two vehicles. Flower bed area. Outside power point. Steps up to front door which has a canopy and light. Pre wiring for EV charger. Gate at side to garden.





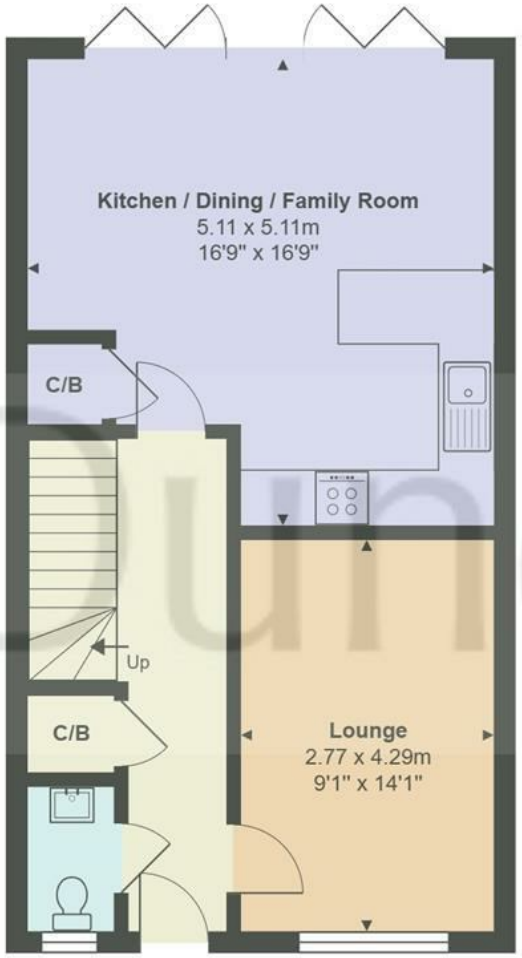












Ground Floor
Area: 48.9 m² ... 527 ft²



First Floor
Area: 49.2 m² ... 530 ft²



Second Floor
Area: 34.3 m² ... 369 ft²

Fenton Close, Hertfordshire EN6

Total Area: 132.1 m² ... 1422 ft²

All measurements are approximate and for display purposes only

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Freehold. Council Tax band F. Hertsmere council. Service charge £600 PA

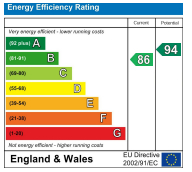
Property Information
We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These particulars do not constitute a contract or part of a contract.

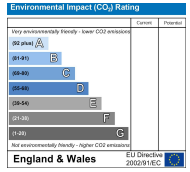
TECHNOLOGY/SECURITY

Prewiring for burglar alarm (entrance door, hall, reception rooms, first floor landing). Prewiring for external CCTV cameras (front door, driveway, garden, garden office). CAT6/Ethernet connections to all rooms and the garden office. Wall-integrated ducting for TV wall mounting with concealed cables in both reception rooms and the master bedroom.















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