



Cranborne Crescent, Potters Bar, EN6 3AE
£570,000 Freehold (*see note over)

This Three Bedroom semi-detached family house is located Cranborne Crescent and offers a spacious living accommodation with the potential to extend to rear, side and into the loft S.T.P.P. The property has 2 interconnecting reception rooms, kitchen, downstairs guest W.C. Second floor has three well-proportioned bedrooms and a family bathroom, 120ft approx. Southerly aspect rear garden with a large patio area. Close to local schools and to the mainline railway station in Darkes Lane where you will find an array of shops, restaurants, coffee shops and other amenities.

Approach

Own private driveway with Off Street Parking plus a large lawn area could be suitable to change into further parking, door to the timber shed at the side which leads to the rear.



Entrance Hallway

Under stair storage cupboard housing electric meter and consumer unit. Radiator, coved ceiling, laminate floor, doors to cloakroom, reception rooms and kitchen, stairs ascending to the first floor.



D/S W.C.

Double obscured glazed window. Fully tiled walls, laminate flooring, low level W.C; wall mounted hand basin with twin taps.



Kitchen 8' 1" x 8' 1" (2.46m x 2.46m) approx

Double glazed window to the rear, range of wall and base units with contrast worksurfaces. Ceramics single sink unit with mixer tap, space from a range oven with a extractor fitted above. Space and plumbed for a washing machine, space for under counter fridge. Tiled floor and timber shiplap ceiling. Door to timber shed adjoined to the side with door access.



Dining Room 10' 6" x 11' 6" (3.20m x 3.50m) approx

Double glazed bay window to the front. Faux Wood Beams to the ceiling, Power points, ceiling fan light, radiator, laminate flooring.



Lounge 11' 6" x 11' 10" (3.50m x 3.60m) approx

Double glazed window and door to the rear. Faux Wood Beams to the ceiling, laminate flooring, power points, radiator, brick built fireplace and matching brick shelves to the alcoves. Back boiler behind the fireplace.



First Floor Landing

Double Glazed window to the side, loft access, airing cupboard housing the hot water tank, door to bedrooms and bathroom.

Bedroom 1 11' 9" x 11' 4" (3.58m x 3.45m) approx

Double Glazed windows to the front. radiator, power points, coved ceiling.



Bedroom 2 11' 4" x 11' 6" (3.45m x 3.50m) approx

Double glazed windows to the rear, radiator, power points, coved ceiling, brick build storage.



Bedroom 3 8' 3" x 8' 3" (2.51m x 2.51m) approx

Double Glazed windows to the front. Radiator, power points, coved ceiling.



Family Bathroom

Obscured double glazed windows to the rear. Panelled Bath with a mixer tap and shower attachment and shower screen. Low level W.C; Vanity hand basin with twin taps with cupboard under, built in cupboard.



Rear Garden

Approx 120ft Southerly rear garden. Laid mainly to lawn with shrub and flower borders, Garden Shed. Large Patio area, Outside tap.



Rear Aspect



Rear Garden



MATERIAL INFORMATION

Council Tax Band: D (Hertsmere)

Parking arrangements: Off street parking/Driveway

Mains Gas: Yes

Mains Electric: Yes

Mains Water/drainage: Yes

Heating Type: Gas central heating

Surface Water Flood Risk: Very Low Risk

Rivers & The Seas Flood Risk: Very Low Risk

(source: Gov.uk)

Broadband Availability:

(Source: Ofcom & BT Broadband Availability Checker)

Mobile Availability:

EE: Good outdoor variable in-home

O2: Good outdoor

3: Good outdoor variable in-home

Vodafone: Good outdoor

(Source: Ofcom)

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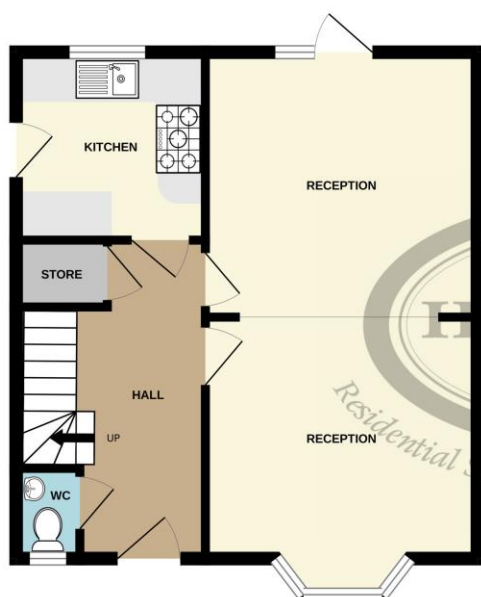
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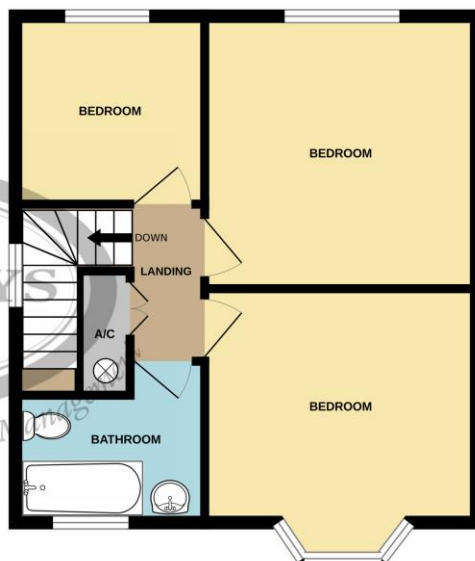
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GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 898 sq.ft. (83.4 sq.m.) approx.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		