



84 Auckland Road, Potters Bar, EN6 3HS
£659,950

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

We are pleased to offer for sale this extended 4 - bedroom house located in Potters Bar popular Auckland estate with good access to schools, station, and other amenities. The property is well presented throughout offering on the ground floor, lounge, cloak room, and open plan kitchen/diner/family room. On the next floor are two double

bedrooms, single bedroom and family bathroom, and on the next floor is the principal bedroom with en-suite shower room. Externally there is a large rear garden with garden room & garage storage and to the front driveway with off street parking.



- WELL PRESENTED FOUR BEDROOM EXTENDED SEMI-DETACHED HOUSE
- LOCATED IN POTTERS BAR'S POPULAR AUCKLAND ESTATE
- GOOD ACCESS TO SCHOOLS, STATION AND OTHER AMENITIES
- OPEN PLAN KITCHEN / DINER / FAMILY ROOM
- DOWNSTAIRS CLOAKROOM
- PRINCIPAL BEDROOM WITH ENSUITE SHOWER ROOM
- LARGE REAR GARDEN WITH GARDEN ROOM
- GARAGE STORAGE
- OFF STREET PARKING
- TENURE - FREEHOLD. COUNCIL TAX BAND E - HERTSMERE COUNCIL



White UPVC front door with glazed panel and matching obscure glass side lights. Opens into

HALLWAY

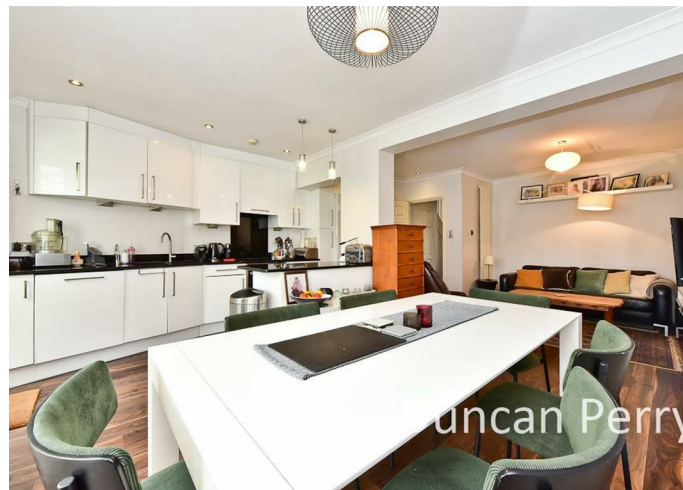
Coving to ceiling. Turn flight of stairs to first floor. Single radiator. Laminate flooring. Under stairs storage cupboard housing consumer unit, electricity and gas meters.

CLOAKROOM

Spotlights to ceiling. White top flush W.C. Corner mounted wash hand basin with mixer tap. Part tiled walls. Obscure glass double glazed window to side.

LOUNGE

Continuation of flooring from hallway. Coving to ceiling. Double glazed bay fronted window to front with bespoke fitted shutters in white. Curved radiator to fit bay.



KITCHEN / DINER / FAMILY ROOM

Continuation of flooring from hallway. Coving to ceiling.

Family room section
Panelled vertical radiator.

Dining room section
Two radiators with double glazed patio doors to rear with matching side lights and coving to ceiling.

Kitchen section
Fitted with a range of white high gloss wall drawer and base units with black granite working surfaces above with matching upstands. Integrated NEFF oven with a NEFF hob and concealed extractor above. NEFF integrated dishwasher. Space for fridge and freezer this is flanked either side by storage units one of which houses a MAIN Baxi boiler. Central island unit with matching units and work top. Double glazed window and casement door to rear.

FIRST FLOOR LANDING

Spotlights to ceiling. White UPVC double glazed window to side.

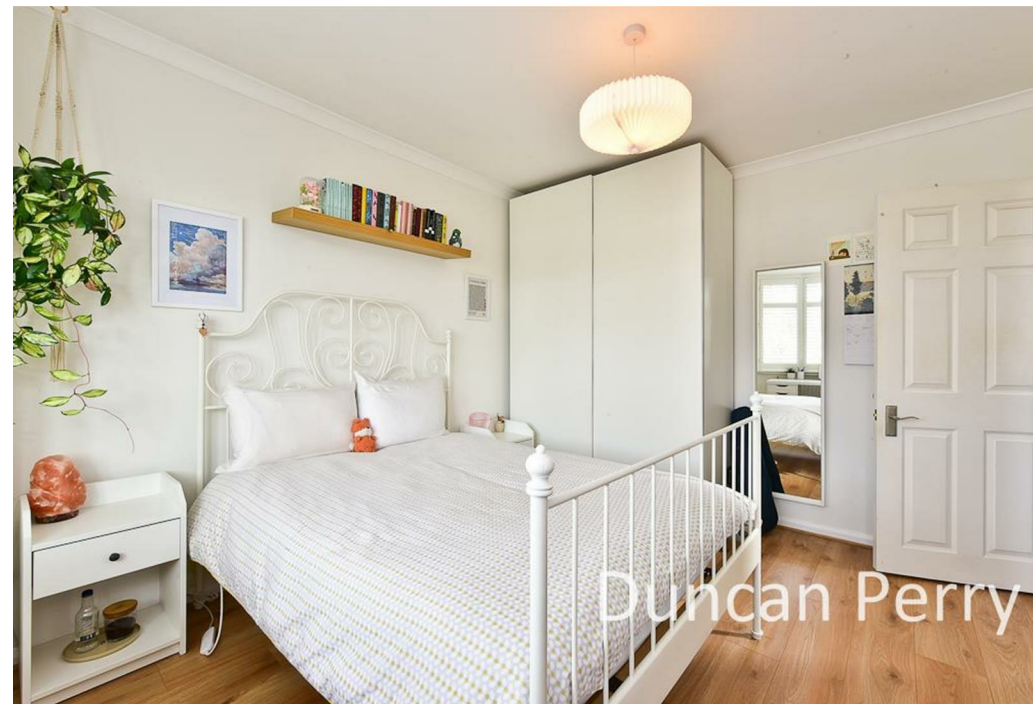
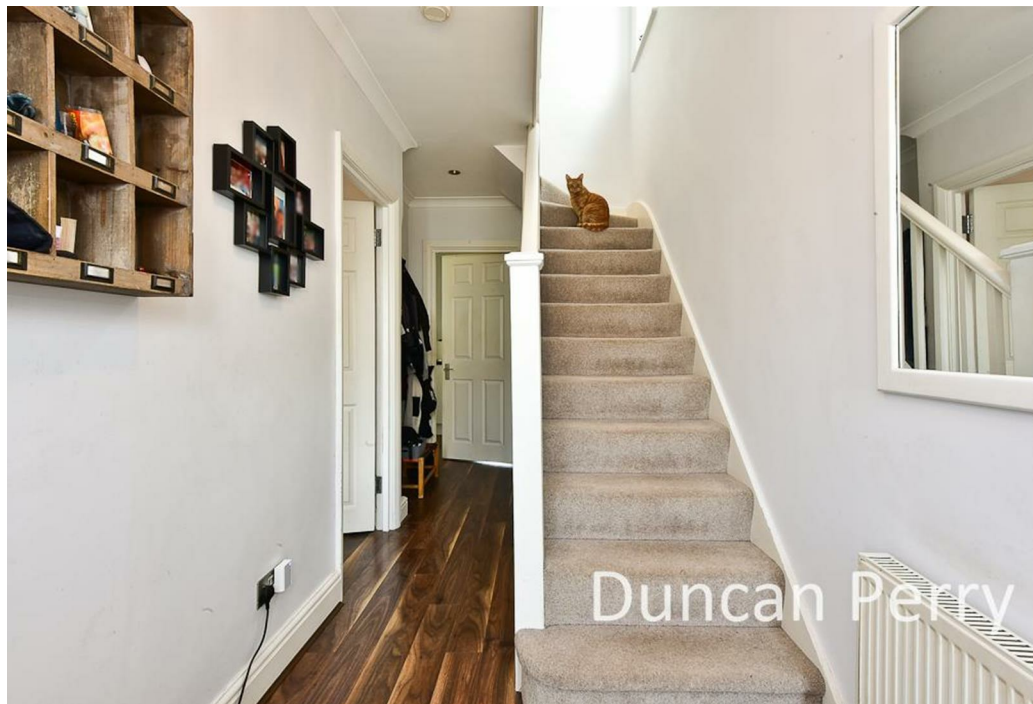
BEDROOM TWO

Coving to ceiling. Wood laminate flooring. Curved radiator to fit bay. White UPVC double glazed window to front with fitted white bespoke shutters.

BEDROOM THREE

Coving to ceiling. Single radiator. Wood laminate flooring. White UPVC double glazed window to rear.







Auckland Road, Hertfordshire EN6

Total Area: 101.8 m² ... 1096 ft² (excluding storage, office, garage)

All measurements are approximate and for display purposes only

Duncan Perry



BEDROOM FOUR

Coving to ceiling. Single radiator. White UPVC double glazed window to front.



BATHROOM

Fitted with white suite comprising bath with mixer tap and wall mounted shower controls. Glazed pivoting shower screen. Sink set within vanity unit with storage cupboards below and mixer tap. Top flush W.C. Part tiled walls. Vinyl flooring. Chrome heated towel rail. Spotlights to ceiling. White obscure glass double glazed window to rear.

SECOND FLOOR LANDING

White UPVC double glazed obscure glass window to side.

PRINCIPAL BEDROOM

White UPVC double glazed window to rear and two Velux style windows to front. Spotlights to ceiling. Laminate flooring. Panelled radiator. Fitted wardrobes with matching bedside cabinets and bridging unit above bed. Matching doors providing access to eaves storage. Panelled radiator.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Most energy efficient - lower running costs 92-100 kWh/m²/yr 92-100 kWh/m²/yr 81-91 kWh/m²/yr 71-80 kWh/m²/yr 61-70 kWh/m²/yr 51-60 kWh/m²/yr 41-50 kWh/m²/yr 31-40 kWh/m²/yr 21-30 kWh/m²/yr 1-20 kWh/m²/yr Not energy efficient - higher running costs		Most environmentally friendly - lower CO ₂ emissions 200 g/kWh 150 g/kWh 100 g/kWh 75 g/kWh 50 g/kWh 25 g/kWh 10 g/kWh 5 g/kWh 0 g/kWh Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

ENSUITE SHOWER ROOM

Features walk in shower with fixed glazed screen with wall mounted controls, handheld shower attachment and larger fitted overhead attachment. Sink set within vanity unit with mixer tap and storage cupboards below. W.C. concealed cistern and integrated flush. Chrome heated towel rail. Tiled walls. Tiled floor. Spotlights and coving to ceiling. Wall mounted extractor. White UPVC double glazed window to rear.

REAR GARDEN

125' (38.10m)

Lead out immediately from kitchen / dining room on to a covered decked with lighting and plumbing for washing machine. This extends onto a patio area with gate leading to side of property. Outside tap. Garden itself is predominately laid to lawn with mixed borders. Garden also features timber garden room which is currently utilised as a home office with power and lighting. Benefits having a decked area to front of it. Additionally, a garage (without a door) being used predominately for garden / household storage. This is a concrete sectional construction with window and courtesy door onto garden.



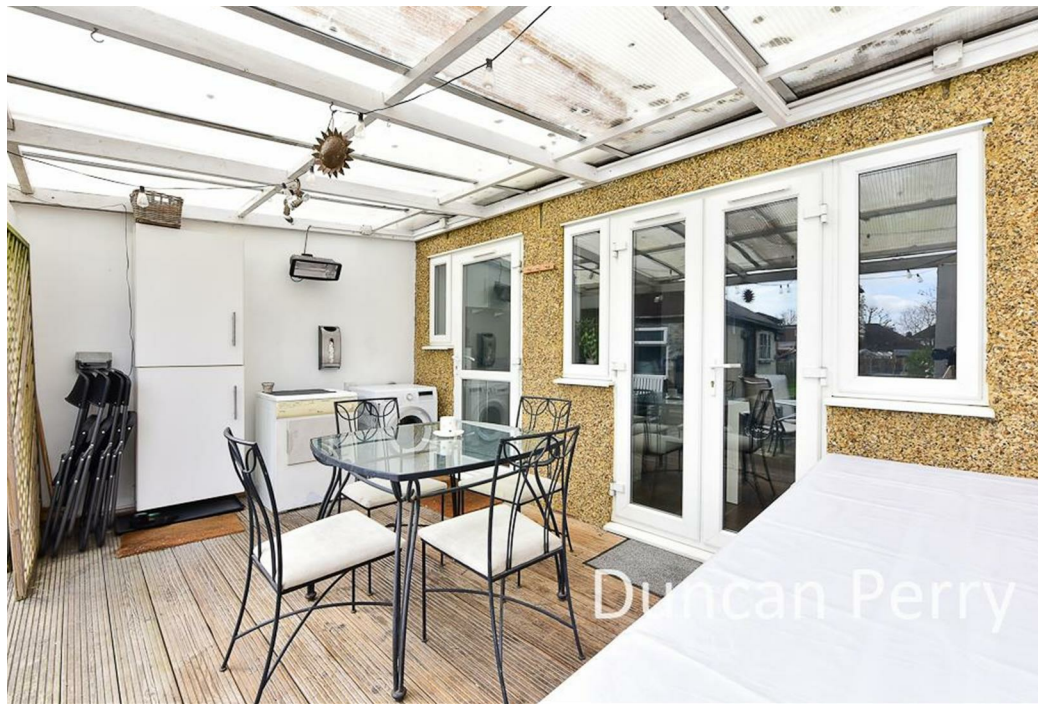
FRONT OF PROPERTY

Driveway which provides parking for multiple vehicles.

Tenure - 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.



Duncan Perry



Duncan Perry



Duncan Perry



Duncan Perry

