



Duncan Perry

**18 Strafford Gate, Potters Bar, EN6 1PN**  
**Offers Over £700,000**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

Duncan Perry offer this CHAIN FREE THREE BEDROOM SEMI DETACHED HOUSE on Trafford Gate, walking distance to Potters Bar shops and mainline station. Ground floor offers an open plan dining room, extended lounge and kitchen. On the first floor is two double bedrooms, single bedroom, family bathroom and

separate WC. There is a Westerly garden, garage and off street parking with own drive. Viewing recommended.



- THREE BEDROOM SEMI DETACHED HOUSE
- WALKING DISTANCE TO SHOPS AND MAINLINE RAILWAY STATION
- CHAIN FREE
- OPEN PLAN DINING ROOM
- EXTENDED LOUNGE
- KITCHEN
- FAMILY BATHROOM AND SEPARATE WC
- GARAGE AND OWN DRIVE
- FRONT AND REAR GARDEN
- FREEHOLD. COUNCIL TAX BAND F - HERTSMERE COUNCIL



White UPVC front door opening into:

### **PORCH**

Two obscure double glazed windows either side of front door. Tiled floor. Multi pane wooden front door opening into:

### **OPEN PLAN DINING ROOM**

Solid oak flooring. Three double radiators. Dado rail. Turn flight stairs to first floor. Double glazed Georgian bay window to front, Under stairs storage cupboard.

### **LOUNGE**

Decorative fireplace with tiled hearth. Wall light points, Two single radiators. Double glazed UPVC doors to rear onto garden. UPVC white windows to rear and side.

### **KITCHEN**

Range of white wall, drawer and base units with complimenting working surface above. Georgian style white UPVC window to rear. Stainless steel one and half bowl sink and drainer with mixer tap. Integrated Neff microwave. Integrated Neff fridge freezer, Stainless steel Neff five ring gas hob with electric oven below and extractor above. Integrated Bosch washing machine. Tiled floor. Tiled splash-back. Pantry cupboard housing consumer unit and electric meter. Georgian style white UPVC courtesy door to side. Cupboard housing wall mounted boiler.

### **FIRST FLOOR LANDING**

White UPVC Georgian style window to side. Cupboard with rack shelving. Loft hatch.



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### **BEDROOM ONE**

Decorative fireplace with black hearth and surround, Coving to ceiling. White UPVC Georgian style window to rear. Wall light points. Single radiator. Sink set within vanity with drawers below and further cupboard above. Fitted wardrobes with hanging and shelving.

### **BEDROOM TWO**

Single radiator. White UPVC Georgian style window to front. Coving to ceiling.

### **BEDROOM THREE**

Single radiator. Picture rail. White UPVC Georgian style window to front.

### **SEPARATE WC**

Top flush WC, Frosted white UPVC Georgian style window to side. Radiator.

### **FAMILY BATHROOM**

White suite comprising shower cubicle with wall mounted shower and glazed door. Bath with mixer tap and hand held shower attachment. Pedestal sink with mixer tap. Tiled walls. White UPVC Georgian style windows to rear. Radiator.

### **REAR GARDEN**

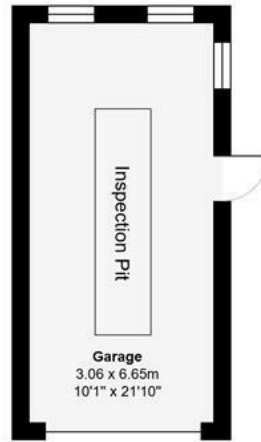
65'7" x 31'2" (20m x 9.5m)

Garden is Westerly facing.

Garden is accessed from kitchen or from lounge, Patio area with pergola over. Steps up to the garden which is mainly laid to lawn with various flower and shrub borders. Green house and shed to rear. Access to side of property via a wooden gate. Access to garage via a courtesy door.







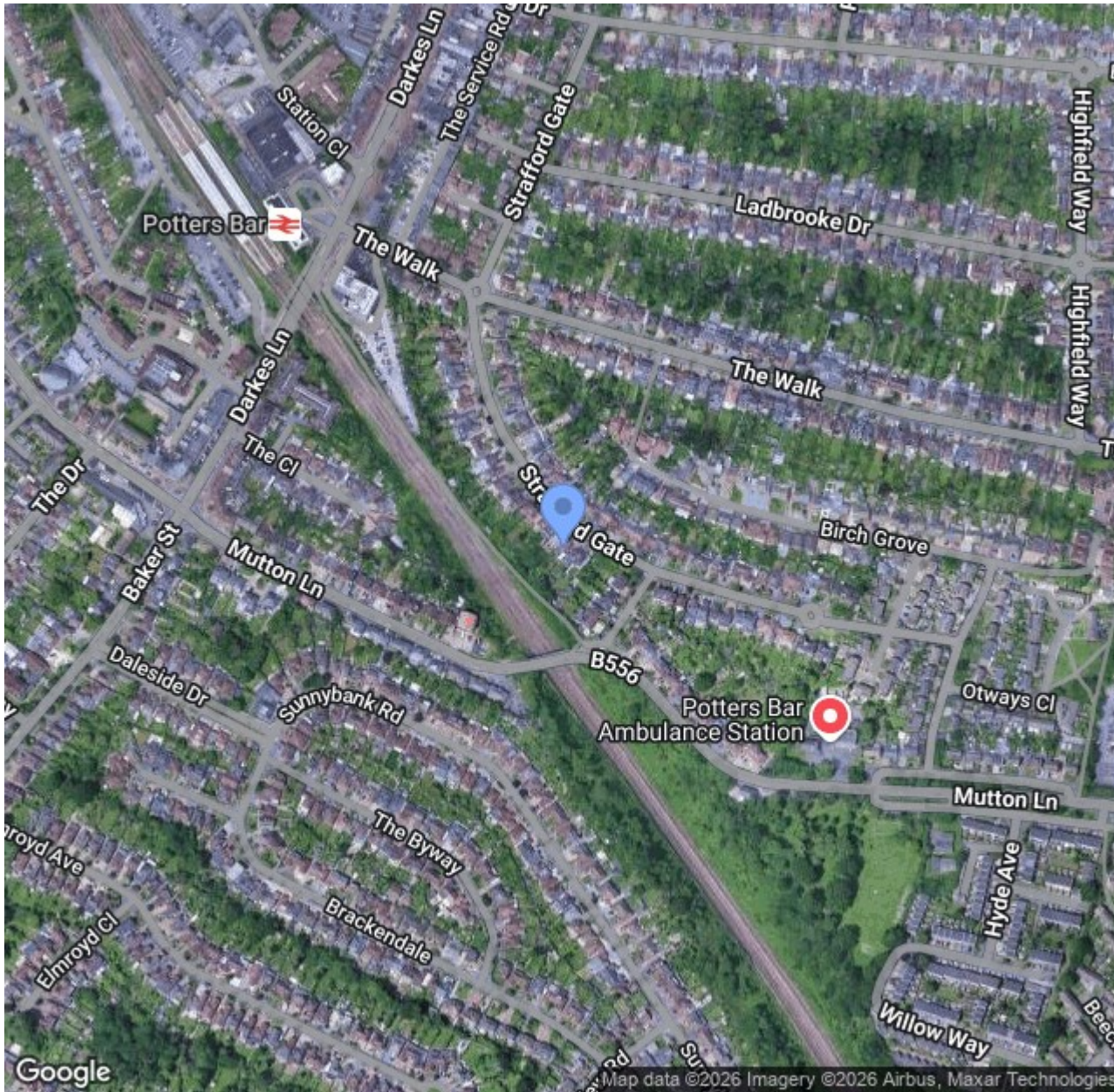
**Strafford Gate, Hertfordshire EN6**

Total Area: 134.7 m<sup>2</sup> ... 1450 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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