



**4 Bed
House - Semi-Detached
located in Potters Bar**

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Borough Way
Potters Bar
Herts
EN6 3HA



£725,000

Situated on the corner of Suffolk Road/ Borough Way, this larger than average three/four bedroom semi detached house. Features two reception rooms, kitchen/breakfast room, upstairs bathroom, downstairs shower room, large corner plot, brick built home office and store room to rear of garden with parking. Further extension potential STPP. Does require modernisation.

Part frosted double glazed front door opening into:

ENTRANCE HALL

Double radiator. Frosted double glazed panel window to front. Under stairs storage cupboard with light and electricity consumer unit. Second under stairs cupboard with shelving.

KITCHEN/BREAKFAST ROOM

Range of wood grain effect wall and base units comprising cupboards and drawers. Granite effect working surfaces with inset four ring gas hob. Extractor hood above. Separate electric double oven. One and a half bowl stainless steel sink. Space for fridge freezer. Space for dishwasher. Space for washing machine. Double glazed window to rear. Laminated wood effect flooring. Splash back tiling. Double radiator. Water softener in cupboard under sink/.

UTILITY ROOM/REAR LOBBY

Double glazed window to rear. Frosted double glazed casement door to side. Space for fridge freezer. Double radiator.

LOUNGE

One double and one single radiator. Double glazed patio doors to rear.

DINING ROOM

Double radiator. Double glazed half bay window to front. Fitted gas fire.

STUDY/BEDROOM FOUR

Double glazed window to front. Single radiator.

DOWNSTAIRS SHOWER CLOAKROOM

White suite comprising pedestal wash basin. Top flush WC. Corner shower base. Splash back tiling. Tiled flooring. Heated towel rail. Light activated extractor fan.

FIRST FLOOR LANDING

Approached via turn flight staircase from hallway. Frosted double glazed window to side. Access to loft via aluminium foldaway ladder.

BEDROOM ONE

Single radiator. Double glazed window to front. Wardrobe recessed with cupboards above.

BEDROOM TWO

Double glazed window to rear. Fitted wardrobes. Double radiator.

BEDROOM THREE

Single radiator. Leaded light part stained feature portal window to front. Double glazed window to side.

BATHROOM

White suite comprising whirlpool bath with mixer tap and separate shower over bath. Glass shower screen. Wash basin part set within vanity unit with double width cupboards below. Concealed cistern WC. Tiled walls and floor. Frosted double glazed windows to side and rear. Chrome heated towel rail. Built in cupboard housing gas central heating boiler.



EXTERIOR REAR

Block paved patio. External lighting point. Remainder of the garden is a mixture of lawn with flower and shrub borders. Large ornamental fish pond with cascade waterfall. Metal gate. Brick wall. Timber trellis divides separate tarmac parking area. Parking for two cars with electric vehicle charging facility.

BRICK BUILT HOME OFFICE

Access by part frosted double glazed casement door. Double glazed window to front. Fitted gas fire. Full lighting and power. Two access doors to:

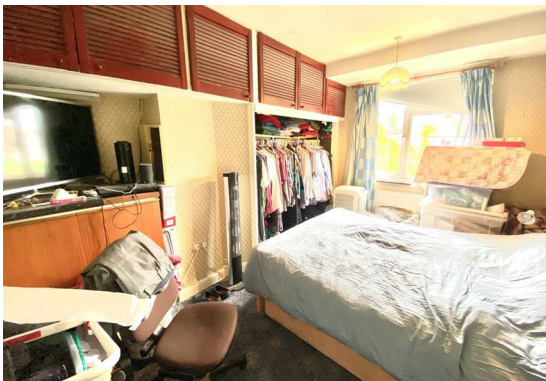
GARAGE/STORAGE ROOM

Lighting and power. Access door to parking area. Double glazed window to front.

EXTERIOR FRONT

54'6" x 30'3"

Full length block paved path and patio area. Remainder of garden is predominately lawn, which is very well secluded with tall hedging to three sides. Access gates to side and to front.





Freehold. Council tax band F - 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.





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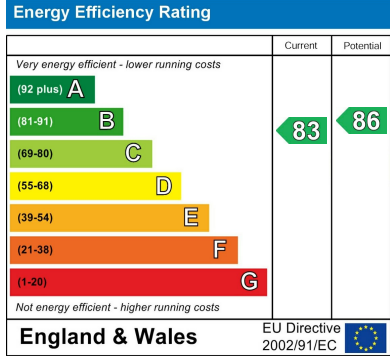


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Total Area: 161.4 m² ... 1737 ft² (excluding parking / driveway)

Garden: 10.1m x 9.6m

All measurements are approximate and for display purposes only



DIRECTIONS

Please refer to google maps using property postcode

CONTACT

The Estate Office
48A The Broadway
Potters Bar
Herts.
EN6 2HW

E: sales@duncanperry.co.uk

T: 01707655466

<https://www.duncanperry.co.uk>

