

17 Clive Close, Potters Bar, Herts, EN6 2AD
£650,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL
■ PROPERTY MANAGEMENT ■

We are pleased to offer for sale this three / four bedroom family home which has been extended to rear. Located with good access to popular schools and transport links being 5 minute walk to Potters Bar mainline station. On the ground floor you will find a through lounge / diner, large kitchen, utility room and study / bedroom four. on the first floor are three bedrooms and a family bathroom. Pretty and secluded rear garden and off street parking to front. Viewing essential.



- THREE / FOUR BEDROOM SEMI-DETACHED HOUSE
- EXTENDED TO REAR
- LOCATED WITH GOOD ACCESS TO POPULAR SCHOOLS AND TRANSPORT LINKS
- THROUGH LOUNGE / DINER
- LARGE FITTED KITCHEN
- UTILITY ROOM
- STUDY / BEDROOM FOUR
- PRETTY AND SECLUDED REAR GARDEN
- OFF STREET PARKING
- TENURE - FREEHOLD. COUNCIL TAX BAND - HERTSMERE COUNCIL



Part frosted glazed front door opens into

ENTRANCE HALL

Wood flooring. Frosted double-glazed window to the front with a double radiator. Under stairs storage cupboard with a light.

DOWNSTAIRS SHOWER ROOM

Consisting of a white suit comprising a walk-in wet room shower. Concealed cistern WC and wash basin. Tiled walls and floor. Chrome, heated towel rail. Ceiling spotlights. Light activated extractor fan.

LOUNGE/DINING ROOM

Double-glazed bay window to the front. Wall light points and TV aerial point. Wood flooring. Two double radiators. Open archway to

KITCHEN/BREAKFAST ROOM

Contains a range of fitted wall and base units with cupboards and drawers, and frosted glazed cupboards. Worktops with inset one and half bowl sink unit and gas hob with extractor hood above and fan oven below. Space for dishwasher and fridge/freezer. Concealed gas central heating boiler. Tiled splash back and floor. Single radiator. Double-glazed sliding patio doors and window to the rear. LED ceiling spotlights.

UTILITY ROOM

Fitted wall cabinets and worktops with space for a tumble drier and a washing machine below. Double-glazed window to front with single radiator. Wood effect floor covering.

STUDY/BEDROOM FOUR

Double radiator, wood flooring and two domed sky lights.







FIRST FLOOR LANDING
Approached by straight flight staircase with frosted double-glazed window to the side. Double radiator. Access to the loft.

BEDROOM ONE
Fitted wardrobes. Double-glazed bay window to the front with single radiator. LED ceiling spotlights.

BEDROOM TWO
Fitted wardrobes. Double-glazed window to the rear with double radiator. Fitted vanity basin.

BEDROOM THREE
Double-glazed window to the front with double radiator.

BATHROOM
White suite comprising of bath with shower mixer. Closed cover WC. Vanity top wash basin with cupboards below. The walls are half tiled and fully tiled to the bath area. Tiled floor. Frosted double-glazed window to rear with double radiator. Extractor fan. Ceiling spotlights.

EXTERIOR REAR
There is a paved patio from the house with raised flower beds. The majority of the garden is mainly laid to lawn with trees and shrubs to each side,. At the back of the garden there is a gravel area with a raised decking area and a timber summerhouse. There is an external water point, lighting points and power point.

EXTERIOR FRONT
Block paved for parking.








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Ground Floor
Area: 75.7 m² ... 815 ft²

First Floor
Area: 38.8 m² ... 418 ft²

Clive Close, Hertfordshire EN6

Total Area: 114.5 m² ... 1233 ft²

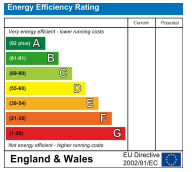
All measurements are approximate and for display purposes only

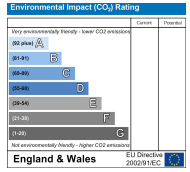
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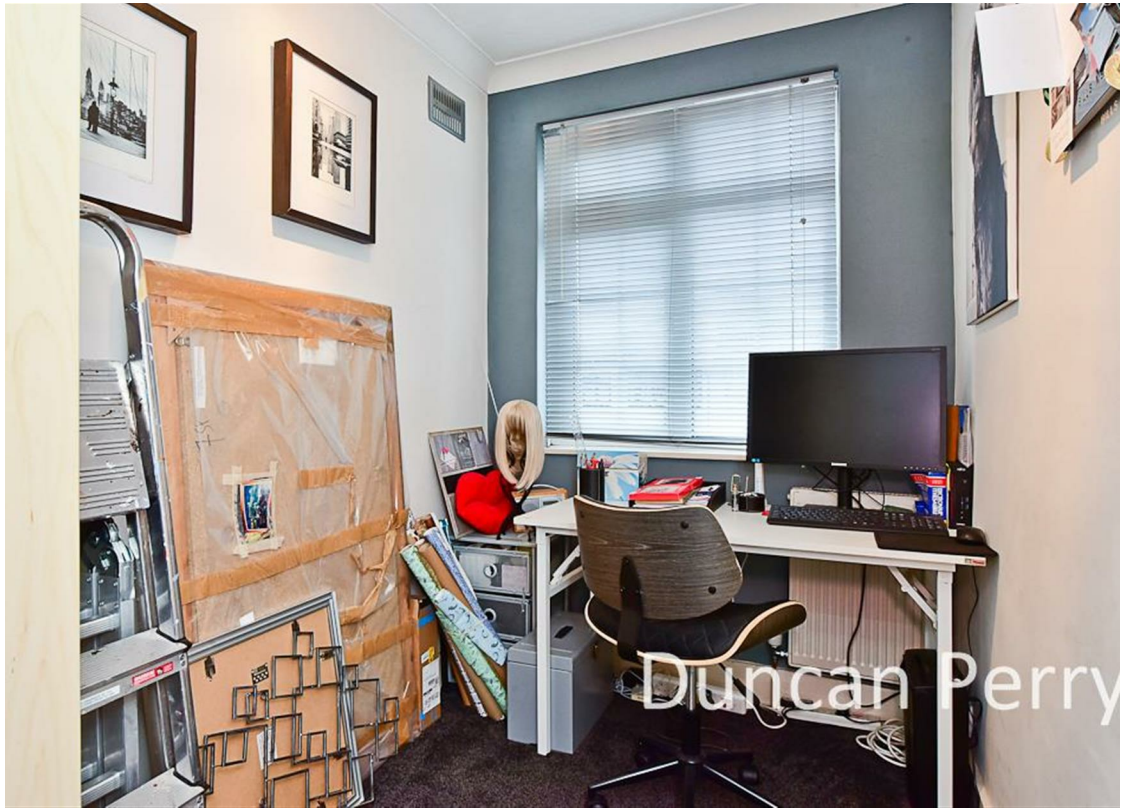

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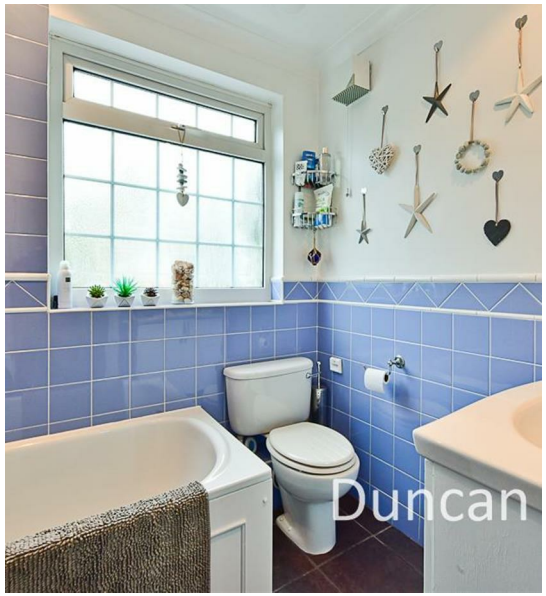

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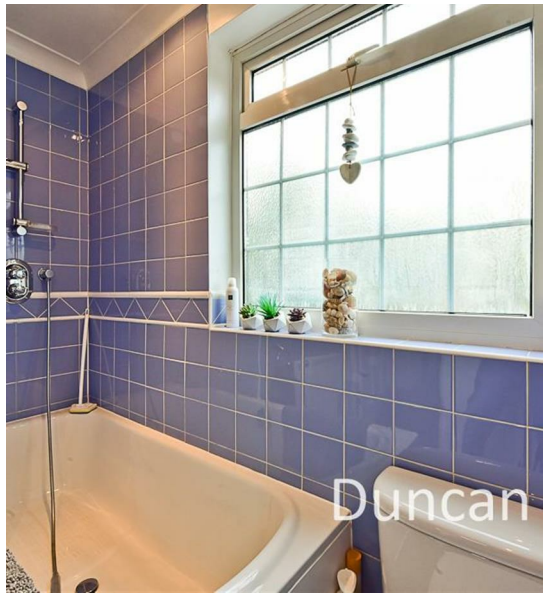

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
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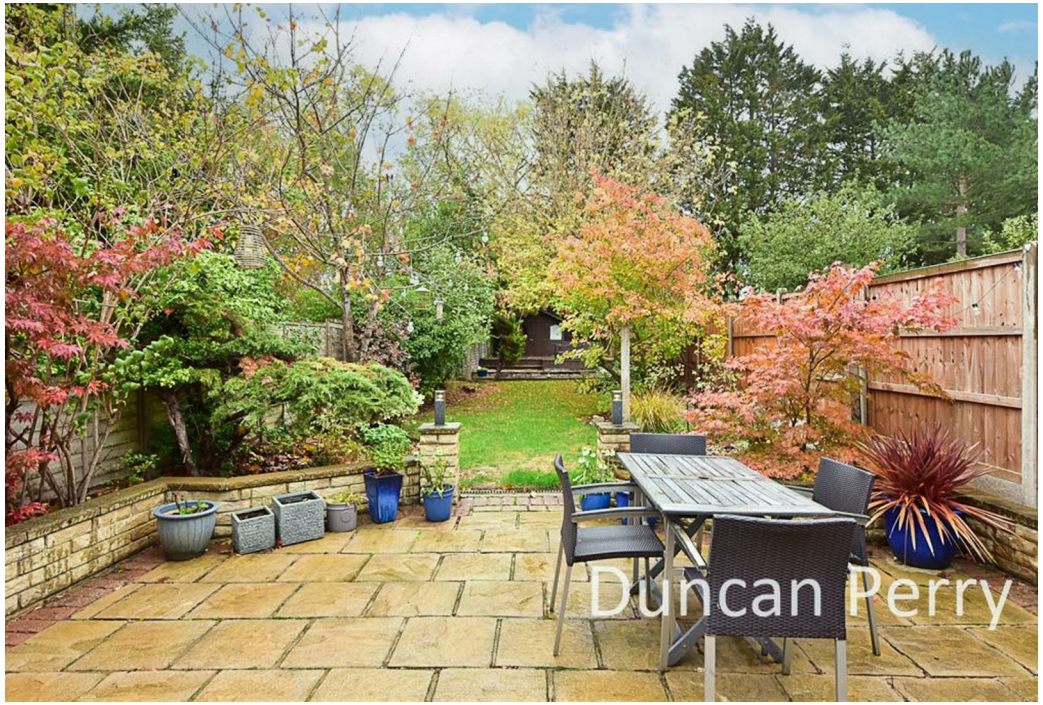

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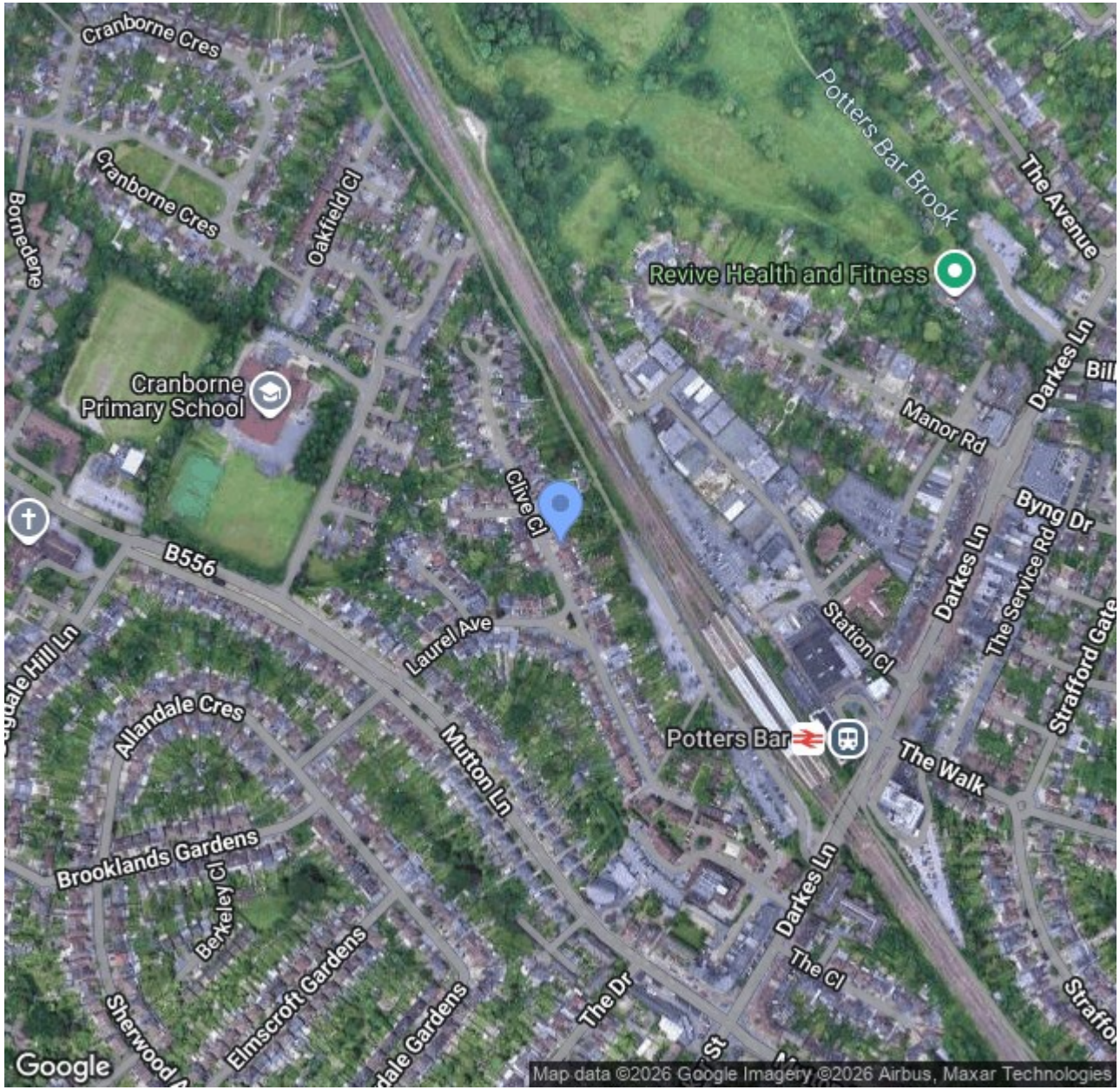

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