

102 Carpenter Way, Potters Bar, EN6 5QQ
£499,500 Freehold (*see note over)

This three bedroom middle terraced house offers good size family accommodation over two levels. The property benefits from a kitchen/breakfast room opening onto the conservatory with direct access to the large Southerly aspect rear garden plus a separate front reception room. The property has scope to extend to the rear and into the loft space subject to the usual planning consents. Viewing is highly recommended.

63 DARKES LANE POTTERS BAR HERTS EN6 1BJ

01707 663330

www.hobdays.co.uk email: pottersbar@hobdays.co.uk

ENTRANCE & HALLWAY

Double glazed entrance door leading into hallway, coved ceiling, stairs leading to first floor landing, radiator, door to lounge.

LOUNGE 14' 2" x 12' 2" (4.31m x 3.71m) approx

Double glazed window to front, coved ceiling, feature fireplace housing gas coal effect fire, wall lights, radiator, understairs storage cupboard housing gas & electric meters, door to kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM 17' 5" x 8' 9" (5.30m x 2.66m) approx

Double glazed window to rear, coved ceiling, worktops with a range of matching wall, base & drawer units, 1 1/2 bowl sink unit with mixer taps and drainer, part tiled walls, ceramic hob with cooker hood above and built in electric oven below, space for dishwasher, space for fridge/freezer, space for dryer, radiator, tiled flooring, utility cupboard with space & plumbing for washing machine, open access to conservatory.



CONSERVATORY 9' 11" x 9' 10" (3.02m x 2.99m) approx

Double glazed windows to sides and rear, double glazed french doors to rear, double radiator, tiled flooring.



LANDING

Doors to bedrooms and bathroom, access to loft space.

BEDROOM 1 12' 2" x 10' 9" (3.71m x 3.27m) approx

Two double glazed windows to front, fitted wardrobes to one wall, dado rail, radiator.



BEDROOM 2 11' 5" + door recess x 8' 10" (3.48m x 2.69m) approx

Double glazed window to rear, built in wardrobe, dado rail, radiator.



BEDROOM 3 10' 2" *narrowing to* 6' 11" x 8' 0" (3.10m x 2.44m) *approx*

Double glazed window to front, radiator, built in high rise bed frame incorporating over stairs bulkhead with built in storage below.



BATHROOM 7' 6" x 5' 7" (2.28m x 1.70m) *approx*

Double glazed windows to rear, fully tiled walls, panel enclosed bath with mixer taps and sprayhead, pedestal wash hand basin, low level w.c, heated towel rail/radiator, airing cupboard with radiator.



REAR GARDEN

Southerly aspect garden with patio area to rear of property, mainly laid to lawn with shrub & trees. Two brick built storage sheds. Side passage way leading to front of property.



FRONT

Dwarf wall boundary, mainly laid to lawn, steps to front door, side passage leading to rear garden.

Council Tax Band: D (Hertsmere)

Parking arrangements: Parking bays to front

Mains Gas: Yes

Mains Electric: Yes

Mains Water/drainage: Yes

Heating Type: Gas central Heating

Surface Water Flood Risk: Very Low

Rivers & The Seas Flood Risk: Very Low

(source: Gov.uk)

Broadband Availability: Standard, Superfast & Ultrafast.

Fibre to property via Lit Fibre

(Source: Ofcom & BT Broadband Availability Checker)

Mobile Availability: EE - Good outdoor and in home. O2

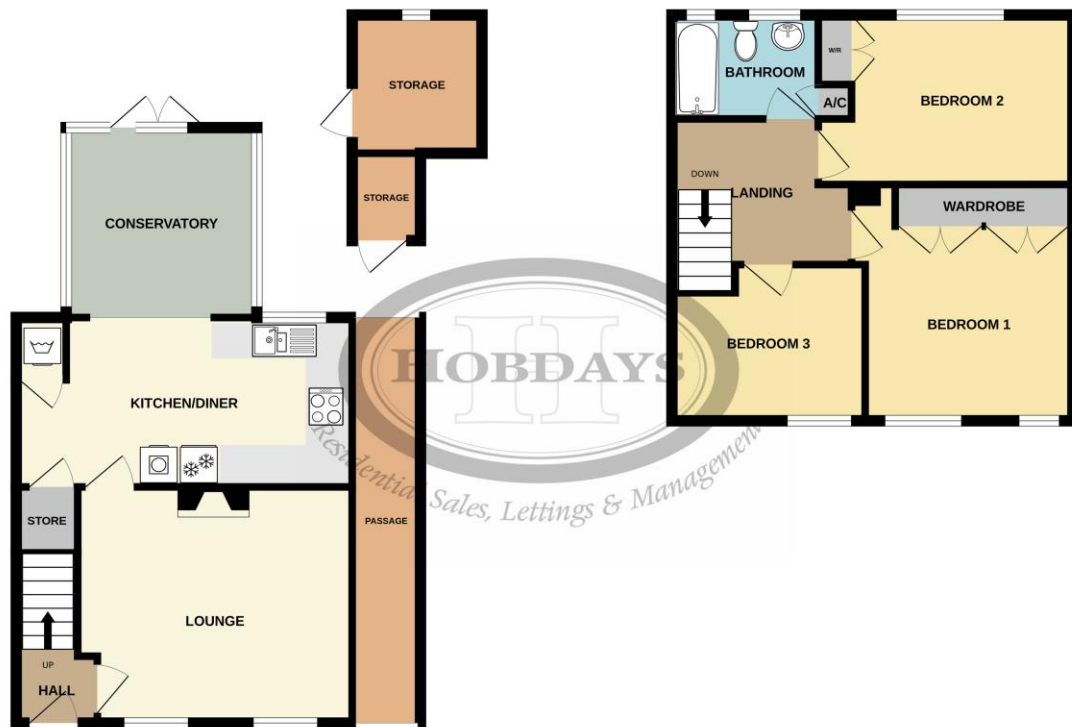
& Three - Good Outdoor. Vodafone - Good outdoor,

Variable in home.

(Source: Ofcom)

GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.

1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 1030 sq.ft. (95.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metronix 5/2025



FOR MOBILE & BROADBAND AVAILABILITY PLEASE VISIT THE OFCOM WEBSITE:

Mobile: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Broadband: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

If you wish to 'opt out' from receiving any marketing material/property details from Hobdays Estate Agents. Please telephone us on **01707 663330** or email **pottersbar@hobdays.co.uk** to advise us of your preferences.

If you wish to view our privacy statement, please visit hobdays.co.uk/legal/privacy

From June 2017, In line with 'The Money Laundering Regulations 2007' we are legally obliged to take formal identification from any person(s) wishing to purchase a property through Hobdays. We will require one form of photographic identification (passport, photocard driving licence, national identity card, firearms certificate, Northern Ireland identity card issued by the electoral office) together with a recent document identifying your postal address (utility bill, bank statement, mortgage statement, council tax letter). Alternatively, you can submit your identification to your solicitor for verification but they will need to confirm to us in writing that the identity checks have been carried out & provide us with certified copies.

Viewing strictly by appointment via Hobdays

Telephone: 01707 663330

Unauthorised uses of the details, pictures or floor plans regarding this property is strictly forbidden & remain the property of Hobdays Estates Limited

Whilst all reasonable care has been taken in the preparation of these details, their accuracy is NOT guaranteed. All measurements are approximate and the descriptions are for general purposes only (A laser measure has been used). None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Hobdays has not tested any apparatus, equipment, fixtures, fittings or services relating to this property and therefore cannot verify that they are in working order or fit for the purpose. Prospective purchasers are strongly advised to satisfy themselves, by inspection or otherwise, as to the correctness of any statement herein and to take appropriate precautions to check anything which may be critical to their interest in the property. All pictures are taken with the aid of a wide angled lens. Items shown are not necessarily included. *Tenure of the property has not been checked, therefore this need to be verified by the buyers solicitor.