

200 Ashwood Road, Potters Bar, EN6 2QQ
£455,000 Freehold (*see note over)

This three bedroom terraced house is conveniently located within reach to Potters Bar High Street including local shops, restaurants and schools. The property is presented in good decorative order throughout and benefits from a replacement kitchen, double glazing and gas central heating and a low maintenance garden to the rear. Internal viewing is highly recommended.

ENTRANCE & HALLWAY

Double glazed entrance door leading into hallway, double glazed side windows, coved ceiling, dado rail, doors to lounge/diner and kitchen, stairs leading to first floor landing.



THROUGH LOUNGE 19' 5" x 10' 6" (5.91m x 3.20m) approx

Double glazed window to front, double glazed french doors to rear leading out to garden, full height side windows, coved ceiling, wall lights, double radiator, dado rail, feature fireplace.



KITCHEN 14' 5" x 8' 8" narrowing to 5' 9" (4.39m x 2.64m) approx

Double glazed window to rear, double glazed door to rear leading out to garden, recessed spotlighting, worktops with a range of matching wall, base & drawer units, single bowl stainless steel sink unit with mixer taps and drainer, part tiled walls, gas hob with chinmey style cooker hood above and built in electric combination oven/grill below. space & plumbing for washing machine, space for tall fridge/freezer, space for dryer, understairs storage cupboard, concealed wall mounted combination boiler, double radiator.



LANDING

Doors to bedrooms, family bathroom & storage cupboard, access to loft space, coved ceiling, dado rail.

BEDROOM 1 12' 5" x 10' 11" (3.78m x 3.32m) approx
Double glazed window to front, coved ceiling, radiator, fitted wardrobes to one wall.



BEDROOM 2 11' 4" x 8' 10" narrowing to 5' 9" (3.45m x 2.69m) approx
Double glazed window to front, coved ceiling, fitted wardrobe, radiator, dado rail.



BEDROOM 3 12' 1" x 6' 8" (3.68m x 2.03m) approx
Double glazed window to rear, coved ceiling, radiator.



FAMILY BATHROOM 7' 6" x 4' 7" (2.28m x 1.40m) approx
Two double glazed windows to rear, fully tiled walls with decorative border tiles, panel enclosed bath with independent shower above, pedestal wash hand basin, low level w.c, radiator, extractor fan.



REAR GARDEN

Patio area to rear of property, mainly laid to lawn with paved pathway leading to rear of garden, outside tap, timber shed.



FRONT & PARKING

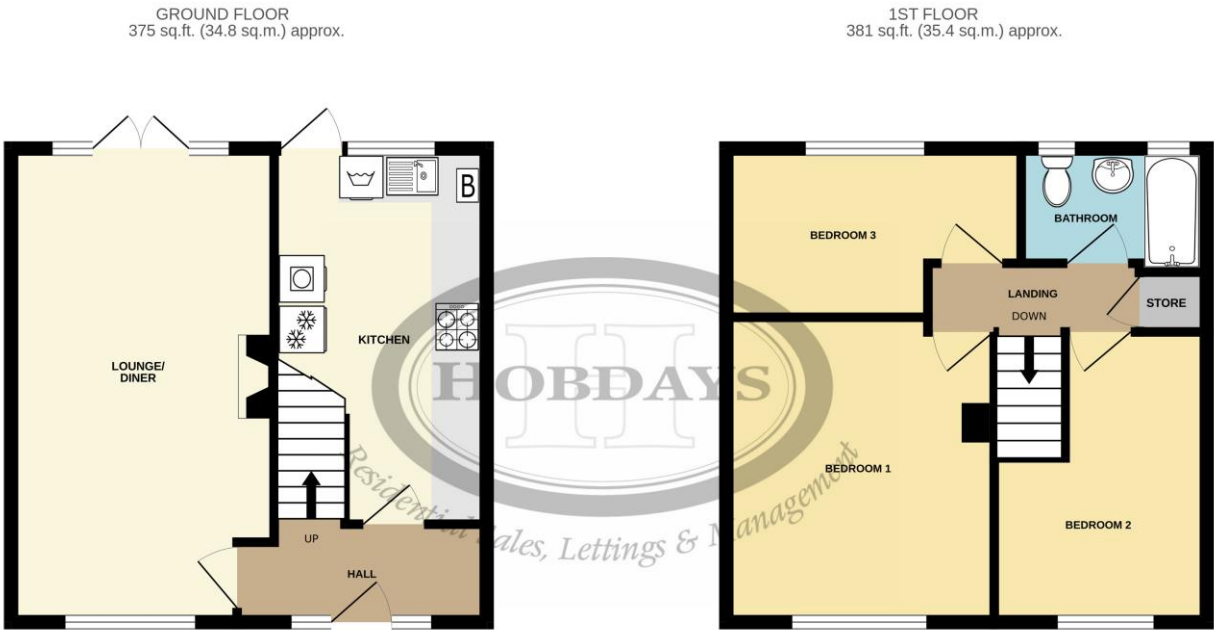
Shared pathway leading to front door. There is off street parking to the front for 2 vehicles. This is currently on a rental agreement from Enfield Borough Council.



MATERIAL INFORMATION

Council Tax Band: D (Hertsmere)
Parking arrangements: Off street parking/Driveway
Mains Gas: Yes
Mains Electric: Yes
Mains Water/drainage: Yes
Heating Type: Gas central heating
Surface Water Flood Risk: Very Low Risk
Rivers & The Seas Flood Risk: Very Low Risk
(source: Gov.uk)
Broadband Availability: (FTTP is available and a new ONT may be ordered),Standard,Superfast,Ultrafast
(Source: Ofcom & BT Broadband Availability Checker)
Mobile Availability:
EE: Good outdoor and in-home
O2: Good outdoor variable in-home
3: Good outdoor
Vodafone: Good outdoor variable in-home
(Source: Ofcom)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 755 sq.ft. (70.2 sq.m.) approx.
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