

1 St Michaels Way, Potters Bar, Herts, EN6 1SN
Offers In The Region Of £1,000,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL
■ PROPERTY MANAGEMENT ■

Situated on one fifth of an acre corner plot facing St. Michael's Green this mock-tudor corner house features three good sized bedrooms, en-suite to the main bedroom, three reception rooms, kitchen/breakfast room and ground floor cloakroom, a 38'9 x 15'2 garage and a detached Studio/Home Office. In need of Full Refurbishment and Modernisation.



- ONE FIFTH OF AN ACRE CORNER PLOT
- MOCK-TUDOR DETACHED CORNER HOUSE
- THREE RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- THREE BEDROOMS
- EN-SUITE TO MAIN BEDROOM
- FREEHOLD. COUNCIL TAX BAND G
- 38'9 x 15'2 GARAGE
- DETACHED STUDIO/HOME OFFICE
- 74' X 64' REAR GARDEN AND CARRIAGE DRIVE



Situated on one fifth of an acre corner plot facing St. Michael's Green this mock-tudor corner house features three good sized bedrooms with an en-suite to the main bedroom, three reception rooms, kitchen/breakfast room and ground floor cloakroom. The property features a 38'9 x 15'2 garage and a detached Studio/Home Office.

Wooden Entrance door opens into:

ENTRANCE HALL
Two double radiators, two leaded light double glazed windows to front, double width multi-paned doors open into:

INNER HALL
Double radiator.

GROUND FLOOR CLOAKROOM
White low flush suite, corner wash hand basin with cupboard below, single radiator, built-in cupboard, secondary double glazed leaded light window to rear, extractor fan, tiled floor.

LOUNGE
16'9" x 12'0" (5.11 x 3.66)
A dual aspect room with leaded light double glazed bay window to front and leaded light double glazed window to side, double radiator, briquette fireplace, t.v. aerial point.

DINING ROOM
16'6" x 12'9" (5.03 x 3.89)
A dual aspect room with leaded light double glazed bay window to front and leaded light double glazed window to side, wood bloc flooring, two double radiators, display alcove, wall light points. Double width multi-paned doors open into:

CONSERVATORY
14'0" x 13'5" (4.27 x 4.09)
Four double radiators, double width casement doors to rear garden and double glazed windows to all sides, polycarbonate roof, wall light points.







KITCHEN/BREAKFAST ROOM
16'6" x 15'9" (5.03 x 4.8)
Range of oak fronted wall and base units featuring cupboards and drawers, leather effect working surfaces with one and a half bowl single drainer stainless steel sink, gas hob, Hotpoint electric double oven, integrated dishwasher, tiled floor and splasbacks, concealed gas central heating boiler, leaded light double glazed window to rear, t.v. aerial point.

Utility Area: Separate stainless steel sink, space for washing machine and fridge/freezer, double radiator, tiled floor and splashbacks, leaded light double glazed window and panelled casement door to rear, vaulted ceiling with two double glazed skylights, further part glazed door to front.

FIRST FLOOR LANDING
Approached via turn flight staircase with half landing, leaded light double glazed window to rear, double radiator, seat with double width cupboard below and recessed mirror, large built-in cupboard with radiator for drying, additional built-in cupboard housing the hot water cylinder and light. Access to loft.

BEDROOM ONE
16'7" x 12'9" (5.05 x 3.89)
A triple aspect room with leaded light double glazed windows to three sides, fitted wardrobes and bedroom furniture, telephone point, double radiator, t.v. aerial point.

EN-SUITE BATHROOM
8'7" x 8'0" (2.62 x 2.44)
White suite comprising bath with shower mixer, wash basin with cupboard below, top flush w.c., tiled walls, extractor fan, heated towel rail, leaded light double glazed window to front.

BEDROOM TWO
13'9" x 12'9" (4.19 x 3.89)
Dual aspect with leaded light double glazed windows to front and side, one double and one single radiator, wash basin with cupboard below and splashback tiling, built-in wardrobe with hanging rail, fitted wardrobes, wall light points.

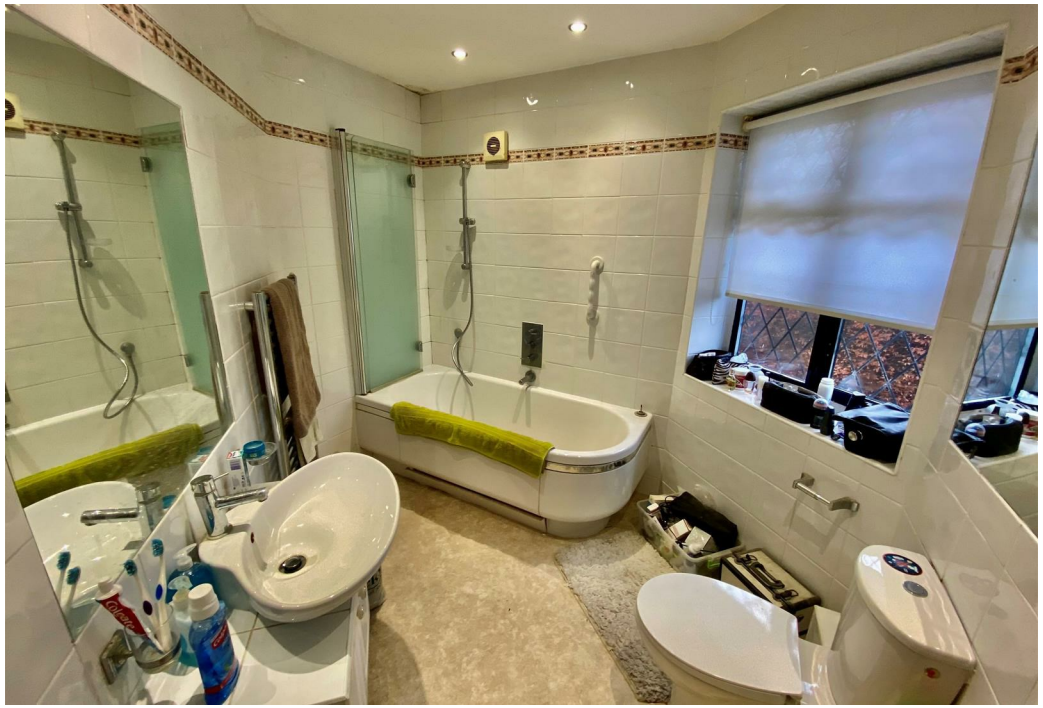













Lenovo



St Michaels Way, Hertfordshire EN6

Total Area: 256.0 m² ... 2756 ft²

All measurements are approximate and for display purposes only

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BEDROOM THREE

9'7" x 9'3" (2.92 x 2.82)

Double radiator, vanity wash basin with cupboard below, leaded light double glazed window to rear.





BATHROOM

9'2" x 6'6" (2.79 x 1.98)

Coloured suite comprising bath with shower and mixer tap, wall mounted wash basin with cupboard below, bidet and w.c., single radiator, splashback tiling, three leaded light double glazed windows to side.

EXTERIOR

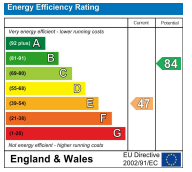
TIMBER BUILT STUDIO/HOME OFFICE

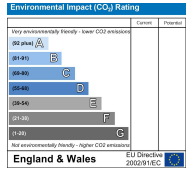
Fully insulated and double glazed. Double width double glazed front doors open into:

LOUNGE/KITCHEN AREA

11'9" x 11'9" (3.58 x 3.58)

Range of white hi-gloss wall and base units featuring cupboards and drawers, wooden work surfaces with inset stainless steel sink and mixer tap, Samsung electric hob with electric oven below, t.v. aerial point, laminate wood effect flooring, integrated dishwasher, space for fridge/freezer, LED downlights, underfloor heating on the central heating system, Dakin wall mounted electric air conditioning fan unit, part double glazed door to side. Archway to:





STUDY AREA
10'2" x 5'7" (3.1 x 1.7)
Continuation of laminate wood effect flooring with underfloor heating, two double glazed windows to front, plumbing for washing machine.

SHOWER ROOM
6'0" x 5'7" (1.83 x 1.7)
Modern white suite comprising shower base with overhead and hand held shower, top flush w.c., wall mounted wash basin and wall mounted Potterton gas central heating boiler, tiled floor and walls, extractor fan, chrome heated towel rail.

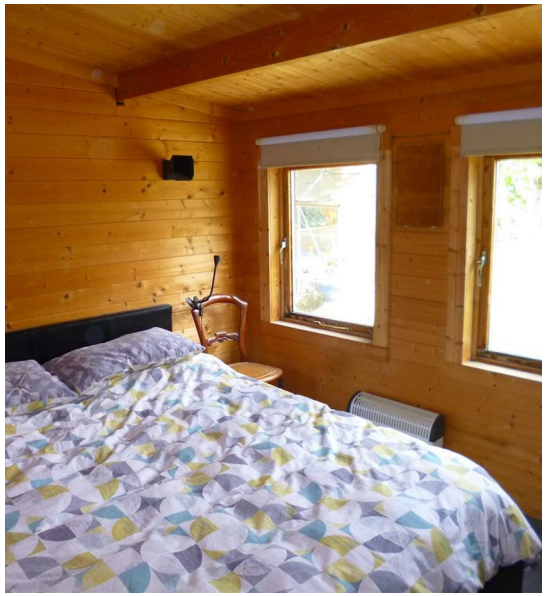
BEDROOM
12'0" x 9'4" (3.66 x 2.84)
Two double glazed windows to front, continuation of underfloor heating, t.v. aerial point.

BRICK BUILT GARAGE
38'9" x 15'2" (11.81 x 4.62)
Automated up and over door to front, windows and casement door to side, full lighting and power.

REAR GARDEN
74'0" x 62'0" (22.56 x 18.9)
The garden is well secluded by trees and hedging being predominantly laid to lawn with surrounding paths, walled raised bed, timber garden shed, external lighting point.

FRONT
Extending to 74'. Large bloc-paved carriage driveway with entrances from St. Michael's Way and Osborne Road, various flower and shrub beds and borders, good size lawn area with large copper beech, conifer and laurel hedges, crazy paved patio with private entrance gate to the Studio/Home Office with entryphone system.







Tenure - Freehold. Council Tax Band G - Hertsmere Council.

Property Misdescriptions Act
As Agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller as we will not have had sight of the title documents. Before viewing a property, do please check with us as to its availability and also request clarification or information on any points of particular interest to you to save you a wasted journey.













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