



50 Rushfield, Potters Bar, Herts, EN6 3HJ
Offers In Excess Of £625,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Available CHAIN FREE is this 3 bedroom semi detached property located 372.1 metres from the ever-popular Dame Alice School. The property itself has been tastefully refurbished throughout and is presented in excellent condition. On the ground floor is a lounge, separate dining room, kitchen and utility. On the first floor are three good size

bedrooms and modern family bathroom. Externally, there is a good-sized rear garden with brick-built storage space and to the front driveway providing off street parking. Viewings by appointment only



- CHAIN FREE THREE BEDROOM SEMI-DETACHED HOUSE
- LOCATED 372.1 METERS FROM THE EVER POPULAR DAMES ALICE OWENS SCHOOL
- SEPARATE LOUNGE
- KITCHEN/DINER
- FAMILY BATHROOM
- UTILITY ROOM
- GAS CENTRAL HEATING & DOUBLE GLAZED WINDOWS
- 65' REAR GARDEN
- OFF STREET PARKING
- TENURE - FREEHOLD. COUNCIL TAX BAND D - HERTSMERE COUNCIL



Composite front door with central obscure glass panel. Opens into

HALLWAY

Coving to ceiling. Single radiator. Turn flight of stairs to first floor. Tiled floor. Doorway through to

LOUNGE

Continuation of tiled flooring. Coving to ceiling. Radiator. Cast iron fireplace. Two white UPVC double glazed windows to front.

KITCHEN / DINER

Kitchen section

Features a range of grey drawer and base units with marbled style working surfaces above with metro style tiled splashbacks. Integrated Bosch oven and Bosch 4-ring electric hob with stainless steel extractor. Space for dishwasher. Butler sink with mixer tap. Matching larder style double cupboard. Separate storage cupboard housing MAIN combination boiler. Small under stairs cupboard housing consumer unit, gas and electricity meters. Open aspect leading through to

Dining room section

Continuation of tiled floor. Single radiator. White UPVC double glazed patio doors to rear.

UTILITY ROOM

Plumbing for washing machine. Space for tumble dryer or additional white goods. Single radiator. Tiled floor. Double glazed white UPVC door to rear garden. Window to side.

FIRST FLOOR LANDING

Double glazed white UPVC obscure glass window to side. Storage cupboard with shelving. Access to loft.



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BEDROOM ONE

Features fitted wardrobes with matching bridging unit. Single radiator. Wood laminate flooring. Two white UPVC double glazed windows to front.

BEDROOM TWO

Single radiator. Laminate flooring. White UPVC double glazed window to rear.

BEDROOM THREE

Single radiator. Laminate flooring. White UPVC double glazed window to rear.

BATHROOM

Fitted with a white suite comprising of bath with mixer tap. Pivoting glazed shower screen. Wall mounted shower with handheld attachment and fixed rainfall shower head. Pedestal sink with mixer tap. Top flush W.C. Shaver point. Mirrored bathroom cabinet. Chrome heated towel rail. Wall mounted extractor. Tiled walls. Tiled floor.

REAR GARDEN

65' (19.81m)

Accessed from utility or dining room. Lead out onto paved patio area. Outside lighting. Power point. Garden itself is predominately laid to lawn with pathway leading to rear. Hedging to either side with mixed borders. Gate to side. Separate brick built storage cupboard.

FRONT OF PROPERTY

Paved driveway providing off street parking. Steps up to front door with open canopy above. Pedestrian access to side of property with outside tap and gate on to garden.

Tenure - Freehold. Council tax band D - Hertsmeire Council.

Property Information



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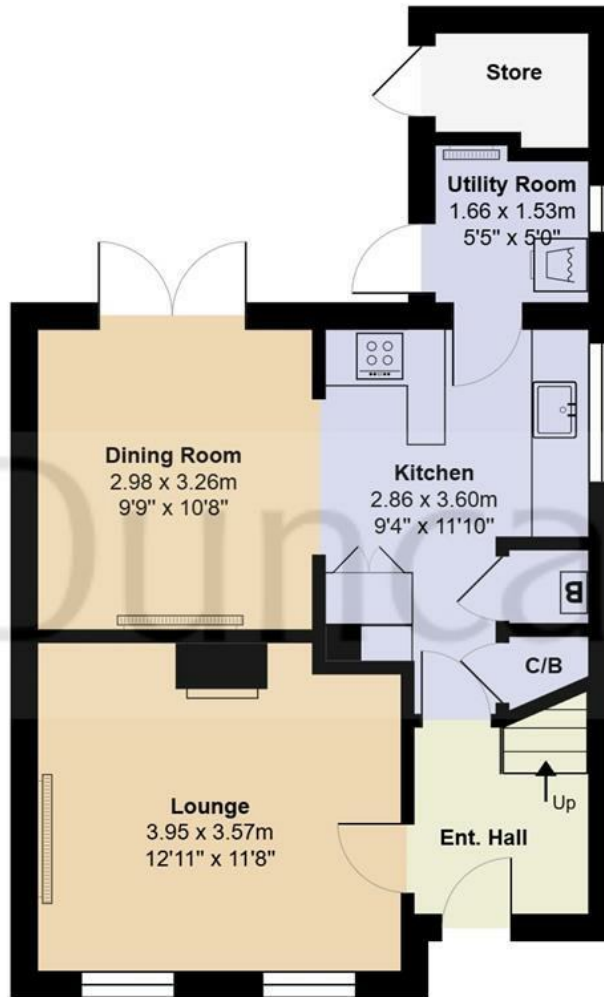


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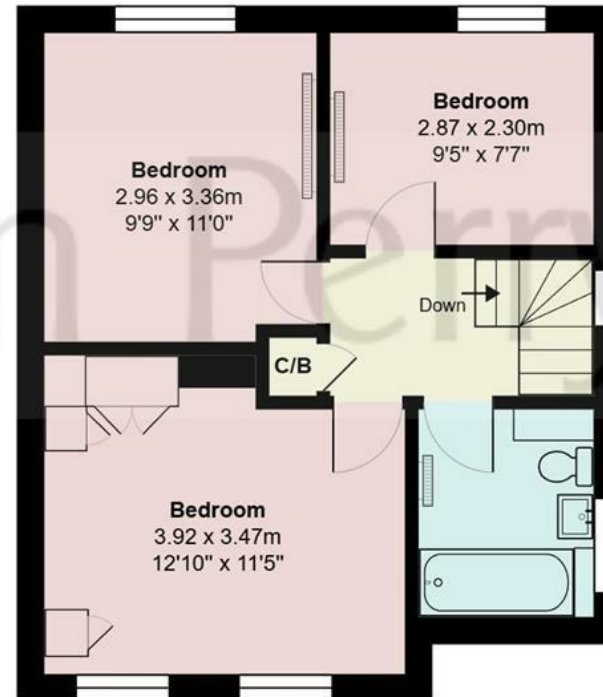


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Ground Floor
Area: 45.9 m² ... 494 ft²



First Floor
Area: 40.4 m² ... 435 ft²

Rushfield, Hertfordshire EN6

Total Area: 86.3 m² ... 929 ft²

All measurements are approximate and for display purposes only

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