



**3 Bed
House - Semi-
Detached
located in Potters
Bar
£525,000**



Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL
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Cranborne Crescent
Potters Bar
Potters Bar
EN6 3AG

Duncan Perry offer this three bedroom semi detached house. Property is in need of modernisation and refurbishment. First floor has a lounge, separate dining room, kitchen and downstairs WC. First floor has three good sized bedrooms and a family bathroom. There is a 90' garden, shared drive and detached garage. Walking distance to good schools, shops and mainline railway station. Would make a fantastic family home. Offered CHAIN FREE.

White UPVC front door with obscure glazed top panel opening into:

HALL

Single radiator

DOWNSTAIRS WC

Wall hung white sink with singular taps. Tiled splash back. WC. White UPVC window to front with obscure glass.

LOUNGE

Double radiator. Bay white UPVC window to front.

DINING ROOM

Double radiator. White UPVC sliding patio doors to rear.

KITCHEN

Range of white wall, drawer and base units. Stainless steel sink and drainer with singular taps. Tiled splash back. Potterton gas boiler. Space for washing machine. Space for cooker. Two white UPVC windows to rear. White UPVC door to side with obscure glazed panel. Large cupboard housing consumer unit.

FIRST FLOOR LANDING

Turn flight stairs to first floor. White UPVC obscure glazed window to side at top of stairs. Loft hatch.

BEDROOM ONE

White UPVC window to front. White wardrobes with hanging. Cupboard housing water tank and rack shelving.

BEDROOM TWO

White UPVC window to rear.

BEDROOM THREE

White UPVC window to rear.

BATHROOM

White suite comprising bath with singular taps. Wall hung sink with singular taps. WC. Double radiator. White UPVC window to front.

REAR GARDEN

91'10"

Accessed from side of the property via kitchen or from dining room onto a patio area. Remainder of garden laid to lawn.

DETACHED GARAGE

Up and over door.

FRONT OF PROPERTY

Grass area to front. Steps up to front door. Concealed meter. Shared driveway to garage. Electric meter at side. Steps up to door to kitchen at side.

Freehold. Council tax band D - Hertsmere Council

Property Information

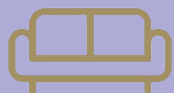
We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These particulars do not constitute a contract or part of a contract.



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1



2



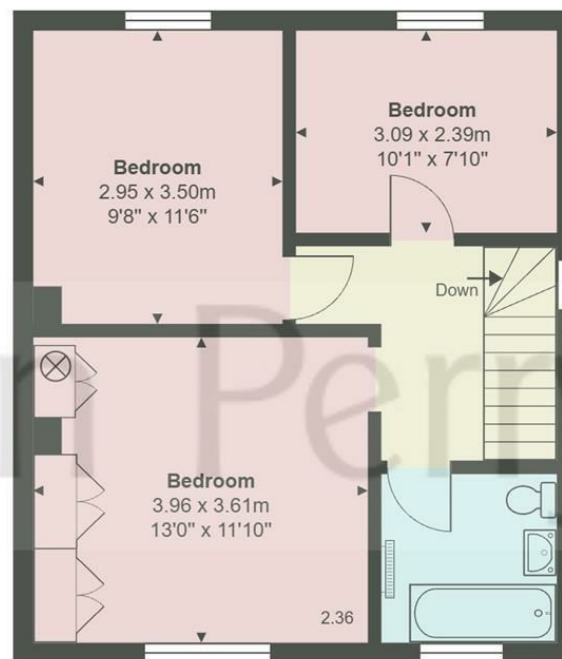
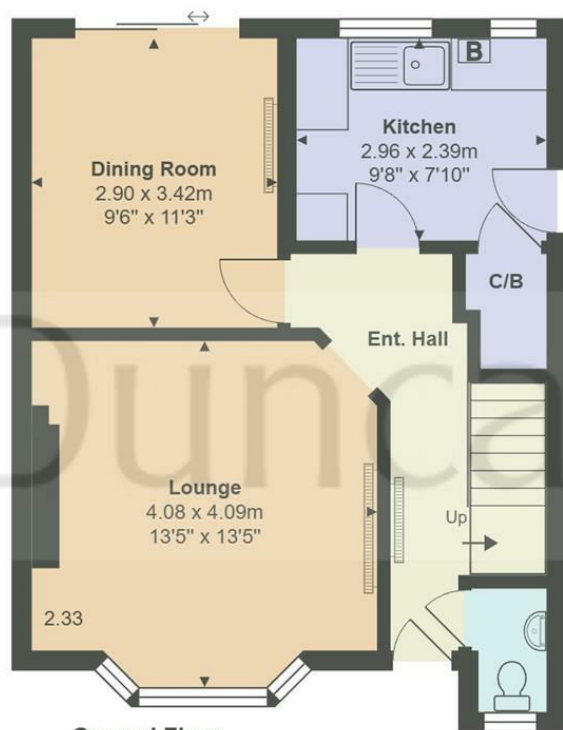
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6 Cranborne Crescent, Potters Bar, Potters Bar, EN6 3AG





Cranborne Crescent, Hertfordshire EN6

Total Area: 90.4 m² ... 973 ft²

All measurements are approximate and for display purposes only

Duncan Perry

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

DIRECTIONS

Please refer to google maps using property postcode

CONTACT

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