



**22 Cranborne Crescent, Potters Bar, EN6 3AG**  
**£630,000**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

This CHAIN FREE semi detached house over looks the green at Cranborne Crescent, Potters Bar. First floor offers a generous living space with an open plan kitchen/diner/lounge, perfect for entertaining and family use and downstairs WC. Second floor has three well-proportioned bedrooms and a family bathroom. The outside space has a covered

carport and a beautiful garden with a covered pergola area. It is close to local schools and walking distance to mainline railway station and shops. Potential to extend STPP. Viewing recommended.



- THREE BEDROOM SEMI DETACHED HOUSE
- CHAIN FREE
- POTENTIAL TO EXTEND STPP
- OPEN PLAN KITCHEN/LOUNGE/DINER
- FAMILY BATHROOM
- BEAUTIFUL GARDEN
- COVERED CAR PORT
- COVERED OUTSIDE SPACE
- OFF STREET PARKING WITH EV CHARGER
- FREEHOLD. COUNCIL TAX BAND D - HERTSMERE COUNCIL



White UPVC obscure glazed door opening into:

## PORCH

Obscure glazed windows to sides. Wooden door opening into:

## OPEN PLAN LOUNGE/DINER/KITCHEN

Kitchen section

Fitted with a range of wall, drawer and base units in grey with complementing granite work tops and matching upstands. Island with two Bosch electric fan oven, Bosch five ring gas hob and CDA wine fridge. Composite Grey sink with mixer tap. Space for American style fridge with plumbing for water filter. Integrated dishwasher. Integrated Zanussi combination oven with microwave and grill. Larder open cupboard housing consumer unit. White UPVC window to rear. Quality vinyl wood effect flooring. White UPVC door onto cover car port.

Dining section

Vertical feature radiator. Quality vinyl wood effect flooring. White UPVC French doors to rear. Further wall and base units to match kitchen with granite top,

Lounge Section

White UPVC bay window to front. Feature gas fire with stone surround and mantel. Quality vinyl wood effect flooring. Two double radiators.

## DOWNSTAIRS WC

White suite with top flush WC. Pedestal sink with mixer tap. Tiled splashback. White UPVC obscure glazed window to front. Wood effect flooring. Electric heater.



### FIRST FLOOR LANDING

Turn flight stairs to first floor. Obscure glazed white UPVC window partway up stairs to side. Loft hatch, loft is mainly boarded and there is an aluminium ladder to access.

### BEDROOM ONE

White UPVC window to front. Double radiator. Fitted wardrobes with shelving, hanging and sliding doors. Fitted draws to match wardrobes.

### BEDROOM TWO

White UPVC window to rear. Double radiator.

### BEDROOM THREE

White UPVC window to rear. Double radiator. Currently used as a walk in wardrobe.

### BATHROOM

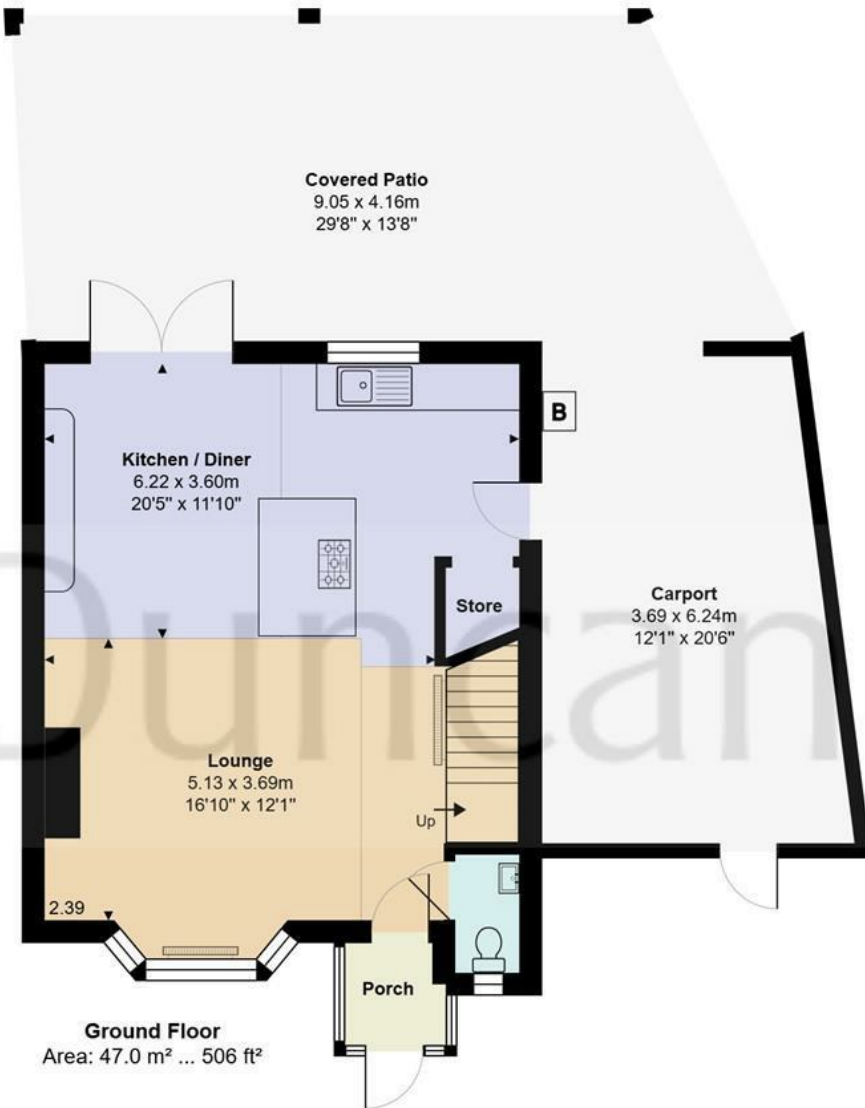
White suite with bath and mixer tap. Sink set upon vanity unit with drawers below and mixer tap. Large mirrored storage cupboards. Top flush WC. Corner shower with overhead shower, handheld shower attachment with sliding glazed doors. Chrome heated towel rail. Tiled walls and cork floor. Wall mounted extractor fan. Spotlights to ceiling.

### COVERED CAR PORT

Accessed from courtesy door from kitchen or wooden door from front of property. Plumbing for washing machine. Concealed electric meter. Box for electric car charger. Wall mounted electric boiler. Lighting and electric.







**Cranborne Crescent, Hertfordshire EN6**

Total Area: 92.2 m<sup>2</sup> ... 992 ft<sup>2</sup> (excluding carport, covered patio)

All measurements are approximate and for display purposes only

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## REAR GARDEN

82'0" (25m)

Accessed from French doors from dining section or from kitchen door via car port. Large covered pergola on patio area. Water point. Covered electric points. Grass area with a steppingstone path, Mixed borders and a beautiful magnolia tree. Ceramic stone patio at rear with pond. Further electric point at rear. Metal pergola at rear.

## FRONT OF PROPERTY

Grass area with mixed border enclosed by a low level brick wall. Concrete driveway with parking for two vehicles. EV charging point. Access door to covered car point. Steps up to porch.

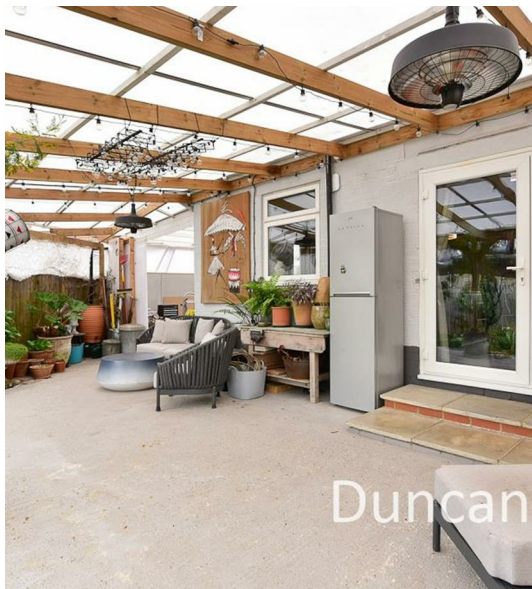
Freehold. Council tax band D - Hertsmere council.

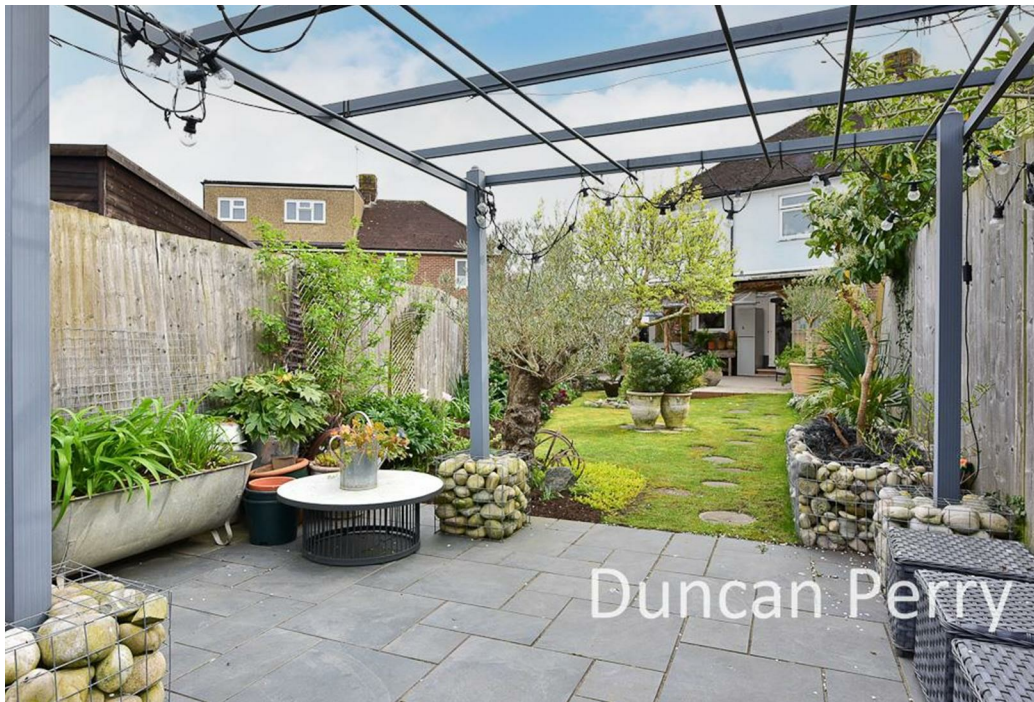
Property Information  
We believe this information to be accurate, but it cannot be

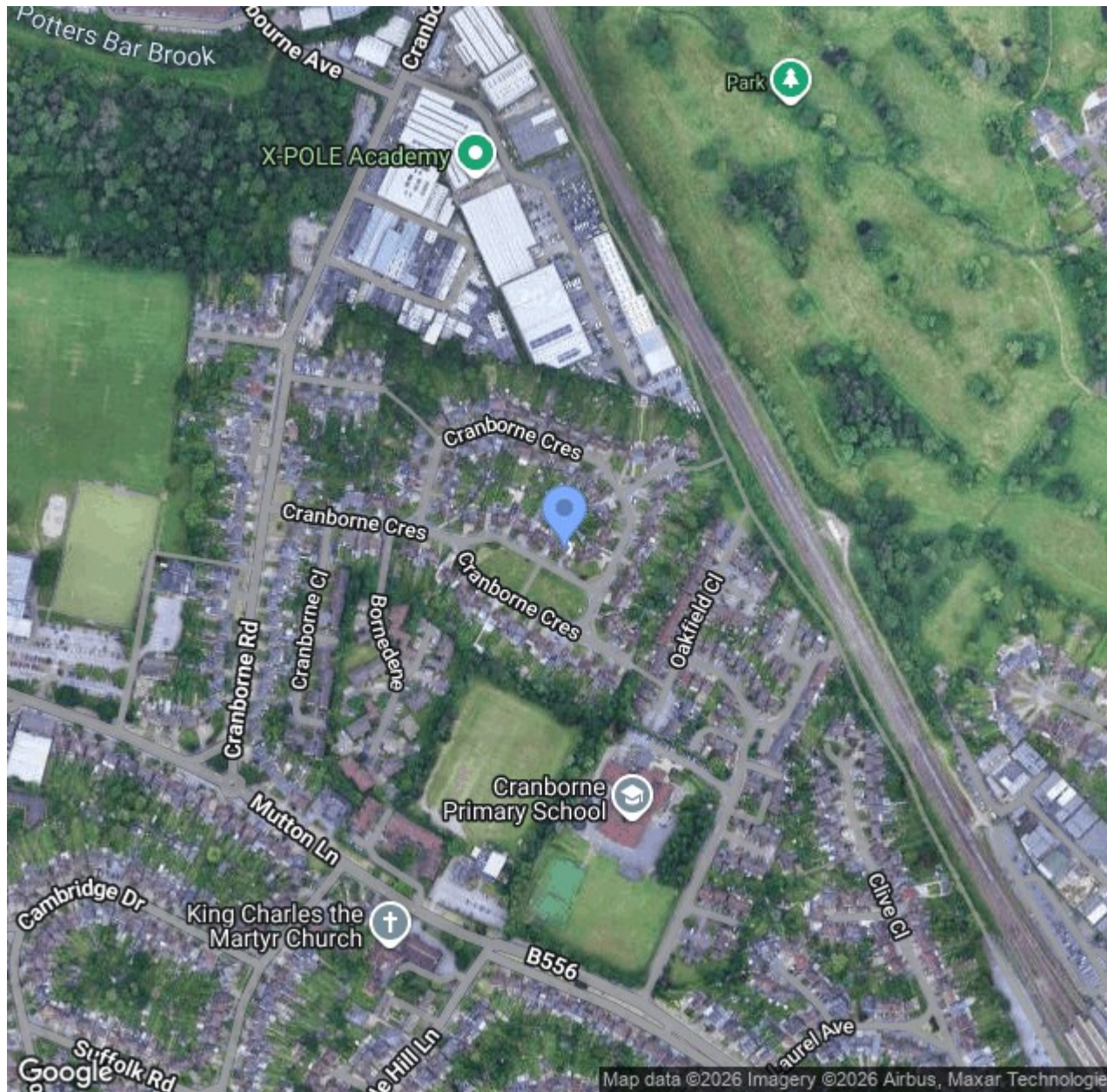


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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.







The Estate Office, 48A The Broadway, Potters Bar, Herts., EN6 2HW  
t. 01707655466 | e. sales@duncanperry.co.uk |  
www.propertysoftwaregroup.com

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