



**3 Bed
House - Semi-
Detached
located in Potters
Bar
£559,000**



Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

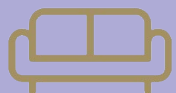
Mutton Lane
Potters Bar
Potters Bar
EN6 3BB



3



1



2



E

Wooden front door with glazed top panels opening into:

PORCH

Two wooden obscure glass windows with top openers to either side of front door. Further obscure glass window with top opener to side. Laminate wood effect flooring. Wooden multi pane front door opening into:

HALL

Single radiator. Turn flight stairs to first floor. Obscure glazed window to side. Coving to ceiling. Under stairs cupboard housing gas, electric meter and consumer unit.

DOWNSTAIRS WC

Wall mounted sink with singular taps. Tiled splash back. Saniflo style toilet. White UPVC window to side. Wood effect flooring.

DINING ROOM

White UPVC half bay window to front. Single radiator. Fitted shelving with cupboard above and below. Feature fireplace with black mantel and gas fire

LOUNGE

Two single radiators. Coving to ceiling. White UPVC sliding patio doors onto garden.

KITCHEN

Range of wall, drawer and base units in wood with complimenting working surfaces above. Space for washing machine, Space for cooker. Space for fridge/freezer. Spotlights to ceiling. Double radiator. Tiled splash backs. Stainless steel one and a half bowl sink and drainer with mixer tap. White UPVC window to rear. White UPVC courtesy door onto garden.

FIRST FLOOR LANDING

White UPVC obscure glass window to side. Cupboard with rack shelving. Loft hatch with drop down aluminium ladder.

BEDROOM ONE

White fitted wardrobes with hanging and shelving. White UPVC half bay window to front. Single radiator.

BEDROOM TWO

Fitted wardrobe with hanging and shelving. Further fitted wardrobe with hanging and shelving with matching fitted desk and shelving unit. White UPVC window to rear. Single radiator.

BEDROOM THREE

White UPVC window to front. Single radiator.

BATHROOM

White suite comprising bath with singular taps and wall mounted Triton shower. Pedestal sink with singular taps. WC. Single radiator. White UPVC obscure glazed window to rear. Part tiled walls. Wall mounted extractor fan. Cupboard housing Vaillant boiler and shelving.

REAR GARDEN

140' approx

Southerly aspect rear garden. Accessed from kitchen, lounge or side gate onto crazy paved patio. Outside water point. Outside electric point. Garden mainly laid to lawn with mature shrub borders. Courtesy door onto garage. Wooded side gate to garage.

GARAGE

Accessed by up and over door to front or courtesy door from garden. Lighting and power. Window to rear.

FRONT OF PROPERTY

Block paved front door. Shared driveway to garage. Step up to porch. Outside light.

Freehold. Council tax band E - Hertsmere council

Property Information

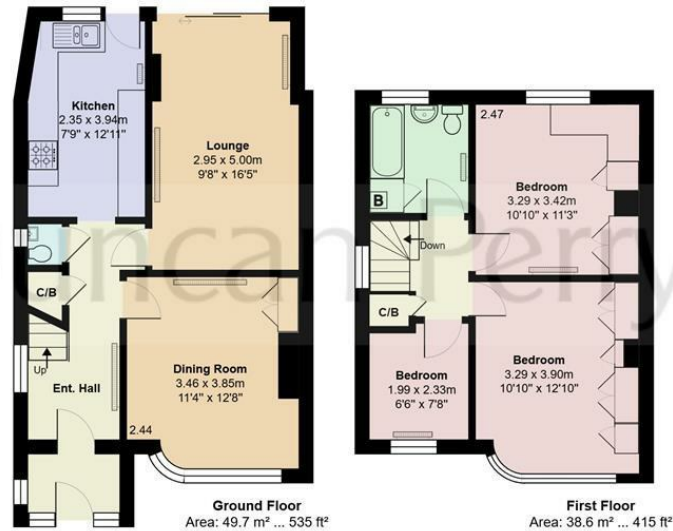
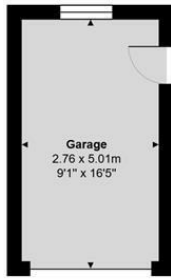
We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have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





450 Mutton Lane, Potters Bar, Potters Bar, EN6 3BB



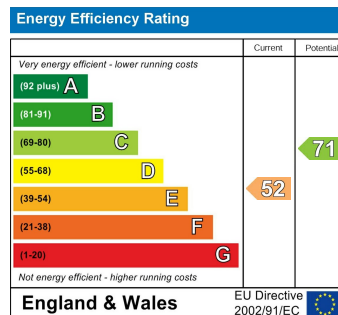


Mutton Lane, Hertfordshire EN6

Total Area: 101.7 m² ... 1095 ft²

All measurements are approximate and for display purposes only

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DIRECTIONS

Please refer to google maps using property postcode

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