

52 Mimms Hall Road, Potters Bar, EN6 3DU
Offers in excess of £680,000 Freehold (*see note over)

This four bedroom semi detached house situated in the ever popular Auckland Area is within reach to local schools including Wroxham, Cranborne and Dame Alice Owen. The property has been extended to the side, partially to the rear and into the loft space and now offers flexible family accommodation including three reception rooms, separate kitchen, four bedrooms plus a bathroom & separate shower room. Benefitting from a South Easterly aspect garden to the rear and off street parking to the front.

ENTRANCE & HALLWAY

Double glazed entrance door with double glazed side window leading into hall, radiator, under stairs storage cupboard, telephone point, stairs leading to first floor landing. Doors to through lounge, sitting room & kitchen.



THROUGH LOUNGE 24' 2" x 11' 10" narrowing to 10' 2" (7.36m x 3.60m) approx

Double glazed window to front, double glazed full height windows and french doors leading out to patio, coved ceiling, two vertical radiators, wood effect flooring, feature fireplace with space for log burner.



KITCHEN 10' 10" x 7' 4" (3.30m x 2.23m) approx

Double glazed window to rear, recessed spotlighting, granite worktops with a range of matching wall base & drawer units, 1 1/2 bowl inset sink unit with mixer taps and worksurface drainer, matching upstands, gas hob with chimney style cooker hood above and built in electric double oven and grill, integrated dishwasher, integrated fridge, wine cooler, wood effect flooring, radiator, glazed door to dining room & downstairs shower room.



DINING ROOM 15' 4" x 7' 11" (4.67m x 2.41m) approx

Double glazed windows to side and rear, double glazed door to side leading out to garden, storage cupboard housing boiler, built in fridge freezer, built in storage with space & plumbing for washing machine and dryer with storage above, radiator, wood effect flooring, door to downstairs shower room.



SHOWER ROOM 5' 7" x 4' 7" (1.70m x 1.40m) approx

Fully tiled walls, corner shower cubicle with glass sliding doors and wall mounted thermostatic shower unit, low level w.c, vanity unit with mixer taps, tiled floor, extractor fan.



SITTING ROOM 13' 1" x 7' 11" (3.98m x 2.41m) approx

Double glazed window to front, radiator, wood effect flooring.



LANDING

Double glazed window to side, doors to bedrooms 2,3, 4 & family bathroom, stairs leading to 2nd floor landing

BEDROOM 2 13' 1" x 10' 3" (3.98m x 3.12m) approx

Double glazed window to front, radiator, fitted wardrobes to one wall.



BEDROOM 3 10' 11" x 10' 5" (3.32m x 3.17m) approx

Double glazed window to rear, radiator, fitted wardrobes to one wall.



BEDROOM 4 7' 2" x 6' 3" (2.18m x 1.90m) approx

Double glazed window to side, porthole window to front aspect, radiator.



FAMILY BATHROOM 7' 7" x 7' 5" (2.31m x 2.26m) approx

Double glazed windows with privacy glass to rear and side, low level w.c, vanity unit with mixer taps, panel enclosed bath with mixer taps and sprayhead, fully tiled walls with decorative tiling above vanity unit, vanity mirror, heated towel rail, airing cupboard housing hot water cylinder, wood effect flooring.



2nd FLOOR LANDING

Double glazed window to side, access to cold water storage, door to bedroom 1.



BEDROOM 1 15' 7" x 13' 9" (4.75m x 4.19m) approx

Double glazed windows to rear, radiator, dressing area with fitted wardrobes, access to eaves storage area.



REAR GARDEN

Patio area to rear of property, mainly laid to lawn with flower and shrub beds to side, mature tree, pathway to side leading to rear of garden & cabin, two timber storage sheds, outside lighting, external tap.



GARDEN CABIN 17' 3" x 10' 0" (5.25m x 3.05m) approx

Timber cabin with french doors to front, windows to front, power & lighting.

FRONT:

Shrub boundary, mainly paved front to provide off street parking. Entrance door to property.

LEASEHOLD PROPERTIES:

Ground Rent:

Service Charges:

Buildings Insurance:

Lease length:

MATERIAL INFORMATION:

Council Tax Band: E (Hertsmere)

Parking arrangements: Off street parking/Driveway

Mains Gas: Yes

Mains Electric: Yes

Mains Water/drainage: Yes

Heating Type: Gas central heating

Surface Water Flood Risk: Very Low Risk

Rivers & The Seas Flood Risk: Very Low Risk

(source: Gov.uk)

Broadband Availability: Standard, Superfast, Ultrafast

(Source: Ofcom & BT Broadband Availability Checker)

Mobile Availability:

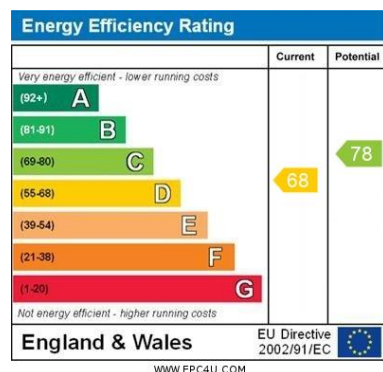
EE: Good outdoor and in-home

O2: Good outdoor and in-home

3: Good outdoor and in-home

Vodafone: Good outdoor and in-home

(Source: Ofcom)





TOTAL FLOOR AREA: 1306 sq ft (121.4 sq m) approx.

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