



Duncan Perry

8 Penshurst Road, Potters Bar, EN6 5JP  
£569,000

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

Available CHAIN FREE is this well presented 3 bed semi-detached home situated in a popular location close to local amenities and with good access to transport links. On the ground floor the property features, lounge, dining room, and well-equipped kitchen. On the first floor are two double bedrooms, and single bedroom together with a

family bathroom. Externally is secluded rear garden and to the front is a large driveway and garage. Viewings are strictly by prior appointment



- THREE BEDROOM SEMI DETACHED PROPERTY
- CHAIN FREE
- DINING ROOM
- LOUNGE
- KITCHEN
- GARAGE
- PRIVATE REAR GARDEN
- OWN DRIVEWAY
- TENURE - FREEHOLD. COUNCIL TAX BAND E - HERTSMERE COUNCIL
- VIEWING VIA APPOINTMENT ONLY



UPVC front door with central obscure glass glazed panel opening into:

### **ENTRANCE LOBBY AREA**

Coving to ceiling. Further glazed internal door with matching side light which opens into:

### **DINING ROOM**

Coving and spotlights to ceiling. Dado rail. Single radiator. Double glazed window to side. Patio doors to rear. Further double radiator. Under stairs storage cupboard housing consumer unit and electricity meter.

### **LOUNGE**

Coving to ceiling. Dado rail. Double radiator. White UPVC double glazed window to front. Feature gas fireplace with wood surround and marble hearth. Wall lights.

### **KITCHEN**

Fitted with a range of light wood style wall, drawer and base units with black working surfaces above and tiled splashbacks. Space for a large range style cooker. Above Belling extractor. Space for a washing machine and space for slimline dishwasher. Under counter fridge and separate under counter freezer. One a half bowl stainless steel sink with drainer. Laminate flooring. Vaillant boiler. White UPVC double glazed window to rear. Double glazed UPVC door leading onto the garden.

### **FIRST FLOOR**

At mid point is a white UPVC double glazed window to front.



### BEDROOM ONE

Single radiator. White UPVC double glazed window to front. Fitted wardrobes with sliding doors, one of which is mirrored. Built in dressing table with mirror behind.

### BEDROOM TWO

White UPVC double glazed window to rear. Single radiator. Fitted wardrobes with white louvre doors, concealed within one of these is a hot water cylinder.

### BEDROOM THREE

White UPVC double glazed window to rear. Single radiator.

### BATHROOM

Features a white suite comprising of a corner bath with mixer tap and shower attachment. Concealed system WC. Sink set within a vanity unit with storage drawers below and mixer tap. Separate shower cubicle with glazed door, wall mounted controls and shower attachment. Double radiator. Tiled walls. Double glazed obscure glass window to side.

### REAR GARDEN

38' (11.58m )

Accessed from the dining room or from the kitchen. Leads out onto a patio area which has an outside tap. From the patio there is gated access leading to the side of the property. Steps up to the main section of the garden itself, which has a lawn area, mixed planting and timber shed to rear. Courtesy door which leads onto:

### GARAGE

Power and lighting. Automated roller door facing to the front of the property.





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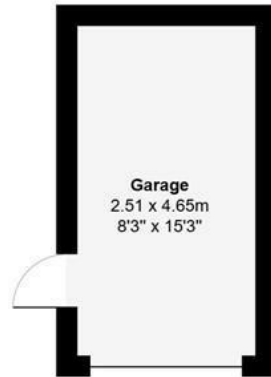
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**Ground Floor**  
Area: 43.7 m<sup>2</sup> ... 470 ft<sup>2</sup>



**First Floor**  
Area: 40.7 m<sup>2</sup> ... 438 ft<sup>2</sup>

**Penshurst Road, Hertfordshire EN6**

Total Area: 84.4 m<sup>2</sup> ... 908 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

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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.

**FRONT OF PROPERTY**

Lawn area. Mixed planting. Gravelled border. Large block paved driveway leading to the rear of the property onto the garage, which has the automated door. Steps up to the front door. Courtesy light. Open porchway.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
View energy efficient - lower running costs		View environmentally friendly - lower CO <sub>2</sub> emissions	
92-100 A		92-100 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
45-54 E		45-54 E	
35-44 F		35-44 F	
2-34 G		2-34 G	
1-21 Not energy efficient - higher running costs		1-21 Not environmentally friendly - higher CO <sub>2</sub> emissions	
67	79		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

