



Cherry Tree Lane, Potters Bar, EN6 2QG
£499,999 Freehold (*see note over)

This rear extended Three Bedroom Mid – Terrance family home is located in a quite pedestrian only lane overlooking open fields and beyond. The property has been beautifully maintained by the current owners to an excellent standard throughout and offering open plan flowing living. Benefiting from an open plan modern kitchen incorporating the dining room and leading into the lounge which boasts a featured gas fireplace. Southerly front facing garden and enclosed rear garden. Close to the resident's car park and within easy access to the High Street, schools and transport. Viewing Recommended.

63 DARKES LANE POTTERS BAR HERTS EN6 1BJ

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Approach

Enclosed front garden accessed via a gated pathway, mainly laid to lawn with shrub borders, paved patio area providing a seating area, exterior water tap and leading to the composite entrance door with wall lighting either side and composite matching panel with a window. Gas meter.



Entrance Hall

Two double glazed windows either side of the entrance door and two circular glazed feature windows either side in the hall with wood effect flooring, vertical radiator and mirror fronted door coats cupboard. Modern glass panel staircase ascending to the first floor. Inset LED spotlights.

Office area with desk area and fitted cupboards below, one housing the electric meter. and consumer unit is sighted above the desk. Under stair cupboard for storage.



Kitchen 17' 3" x 8' 3" (5.25m x 2.51m) approx

Double glazed windows to the rear. Range of wall, base and draw units with granite work surfaces, granite hob splash back and tinted mirror splash backs under the wall units g. Inset sink unit with Drainage grooves in the granite drainer and a 'Clear water' multi mixer tap giving boiling, hob and cold-water. Integrated under counter fridge integrated dishwasher, space and plumbed for washing machine, Space for American Fridge Freezer, Space for Range Cooker with stainless steel chimney style extractor hood above. inset LED spot lights, under counter and plinth lighting. Porcelain floor tiles. vertical radiator, power points. Open into the dining area.



Incorporating Dining Room 10' 6" x 8' 9" (3.20m x 2.66m) approx

Double glazed window to the rear and the side. Double glazed door to the rear garden and double glazed roof lantern. Porcelain flooring, vertical radiator and power points, recessed LED spotlighting. Opening into the lounge.

Lounge 19' 4" x 10' 8" (5.89m x 3.25m) *approx*
 Double glazed bay window with a deep sill and views to the front. Feature fireplace with granite fascia, top and hearth housing a pebble gas fire. inset LED spot lighting, power points, T.V. point.



First Floor Landing

Loft access fully boarded with pull down ladder and two Velux windows.. Recessed LED spotlights, Airing cupboard housing the hot water tank, doors to bedrooms and bathroom.



Bedroom 1 12' 5" x 11' 0" (3.78m x 3.35m) *approx*
 Double Glazed window to the front. Sliding door fitted wardrobe, radiator, power points.



Bedroom 2 12' 1" x 6' 8" (3.68m x 2.03m) **max** *approx*.
 Double glazed windows to the rear. Radiator, power points, recessed LED spotlights



Bedroom 3 11' 4" x 8' 8" (3.45m x 2.64m) *approx*
 Double glazed windows to the front with views over open country side fields. Radiator, power points, recessed LED spotlights, bulk head for the staircases providing a useful shelf.



Family Bathroom 7' 6" x 4' 6" (2.28m x 1.37m) *approx*
 Two obscured double glazed windows to the rear. Partially tiled walls and tiled floor. Concealed cistern with a granite top, vanity hand basin with mono bloc tap and cupboards and draws under. Mirror fronted cabinet. Tiled panelled bath with wall controls for the shower with rain head and hand shower and folding shower screen. Wall mirror and chrome heated towel rail



Rear Garden

Approx 35ft rear garden mainly laid to lawn with an awning over the back of the back door and window. Patio area and a decking with a pergola to the far rear. There are shrub and flower borders with a small fishpond to one side. A study garden shed with power and light. Out side hot and cold water taps.

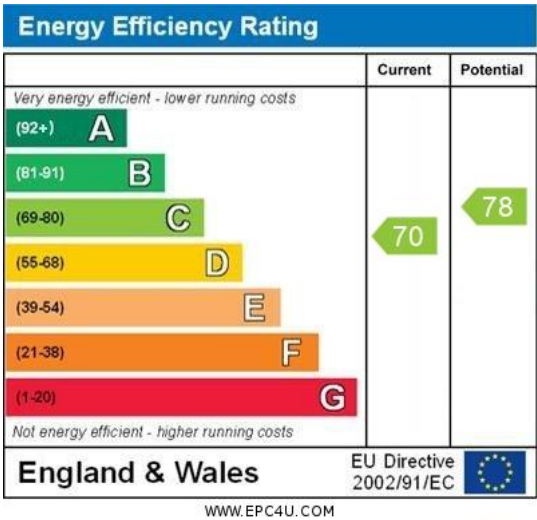


Rented Garage

Close to the property the current vendors rent a garage (Number 32) privately under contract for £100 PCM. There has been replacement White up and over door and providing a parking space immediately in front of the garage deep enough for a van.



Residents Car Park



Council Tax Band: D (Hertsmere)
Parking arrangements: Permit parking or residents car park
Mains Gas: Yes
Mains Electric: Yes
Mains Water/drainage: Yes
Heating Type: Gas central heating
Surface Water Flood Risk: High 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, variable in-home
3: Good outdoor, variable in-home
Vodafone: Good outdoor
(Source: Ofcom)



TOTAL FLOOR AREA - 936 sq.ft. (87.0 sq.m.) approx.
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