



105 Church Road, Potters Bar, Hertfordshire, EN6 1EY
£785,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Situated in Little Heath this larger than average uniquely designed three bedroom semi detached house has been totally modernised and refurbished throughout. Featuring kitchen / family dining room, bath / shower room, upstairs cloakroom, gas central heating, double glazing, plumbing and wiring - All newly fitted. Property is offered chain free with the vendors sole agent.



- THREE BEDROOM SEMI DETACHED HOUSE
- LARGER THAN AVERAGE AND UNIQUELY DESIGNED
- MODERNISED AND REFURBISHED THROUGHOUT
- KITCHEN / FAMILY DINING ROOM
- BATH / SHOWER ROOM
- GAS CENTRAL HEATING, DOUBLE GLAZING, PLUMBING AND WIRING ALL NEWLY FITTED
- SITUATED IN LITTLE HEATH WALKING DISTANCE TO DARKES LANE SHOPS AND STATION
- OFFERED CHAIN FREE
- TENURE - FREEHOLD. COUNCIL TAX BAND F - HERTSMERE COUNCIL
- VIEWING ESSENTIAL



Covered entrance porch. Panelled front door with frosted double glazed panels. Opens into

ENTRANCE HALL

Quality effect flooring. Double radiator. LED ceiling spotlights.

DOWNSTAIRS CLOAKROOM

New white suite comprising top flush W.C. Vanity top wash basin with cupboard below. Splashback tiling. Single radiator. Frosted double glazed window to front. Extractor fan. Continued flooring from hallway.

KITCHEN / FAMILY DINING ROOM

Kitchen area

New range of wall and base units in grey featuring cupboards, drawers and glazed cupboards. Integrated fridge / freezer. Integrated dishwasher and washing machine. Quartz worktops, upstand and window sills. Cooker with splashback. Inset ceramic hob with extractor hood above. Separate oven and microwave. Quality vinyl effect flooring. LED ceiling spotlights. Double glazed window to rear. Frosted double glazed casement door to side.

Family dining area

Continuing flooring. Double radiator. Further double glazed window and double glazed casement doors to rear. LED ceiling spotlights. Open archway to

LOUNGE

Feature fireplace with granite hearth. Double radiator. TV aerial point. Further feature wall mounted radiator. Double glazed window to front.

FIRST FLOOR LANDING

Approached via open tread turn flight of staircase. Feature large double glazed window to front. Access to loft via aluminium foldaway ladder.



BEDROOM ONE

Double width built in wardrobe with hanging rail and double width cupboards above. Single radiator. Double glazed window to rear with rooftop views across Potters Bar.

BEDROOM TWO

Single radiator. Double glazed window to front.

BEDROOM THREE

Single radiator. Double width built in wardrobe with hanging rail and shelving. Double glazed window to rear with rooftop views across Potters Bar.

BATH / SHOWER ROOM

New white suite comprising bath with shower mixer and grab handles. Shower base with overhead and hand shower. Vanity top wash basin with double width cupboards below. Concealed cistern W.C. Tile effect flooring. Tiled splashbacks. Fully tiled shower cubicle. Extractor fan. Chrome heated towel rail. Frosted double glazed window to side.

EXTERIOR REAR

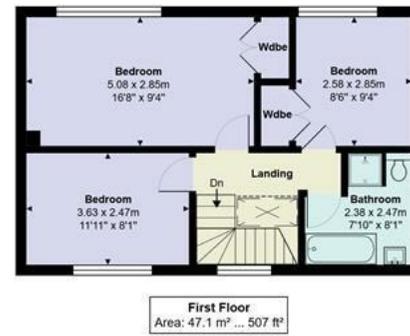
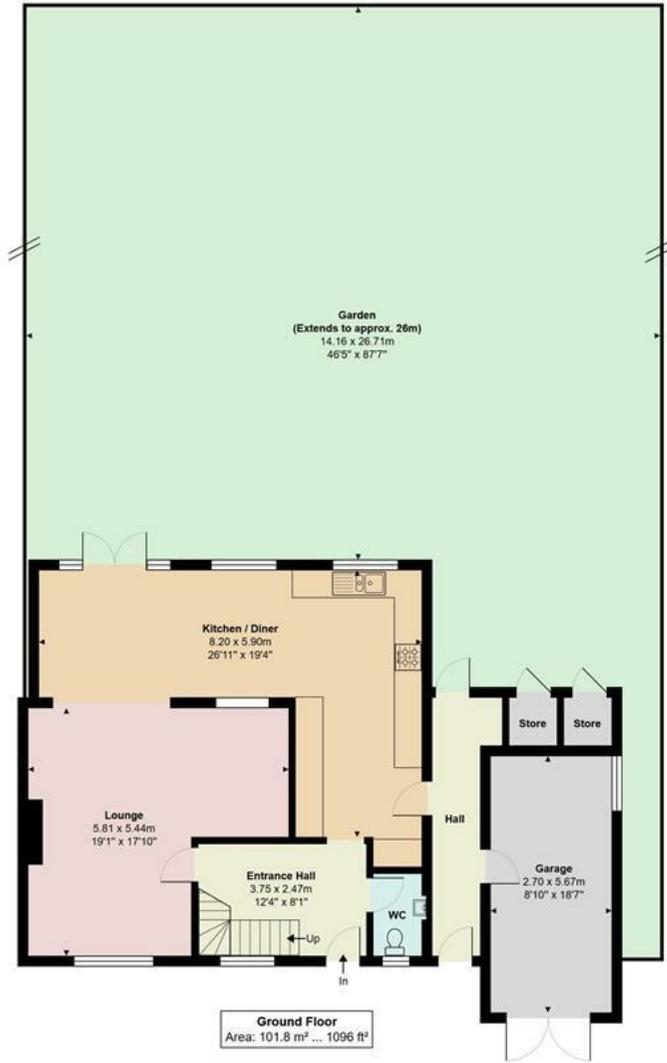
Backing south. Starting from rear of property with paved patio on two levels. Main lawn with gravel path leading to further patio and concrete base for potential home office / garden room. External power and lighting points. Water point. Two brick built storage sheds which are attached to back of garage. Access to front via sideway and timber gate.

BRICK BUILT ATTACHED GARAGE

Barn doors to front. Frosted double glazed window to side. Power and lighting with wall mounted electricity meters and consumer unit. Wall mounted Ideal gas central heating boiler. Accessible from kitchen side door and covered walk way with timber doors to both front garden and rear garden.







Church Road, Potters Bar, EN6 1EY

Total Area: 148.9 m² ... 1603 ft²

All measurements are approximate and for display purposes only



Tenure - Freehold. Council tax band F - Hertsmere council.

Property Information

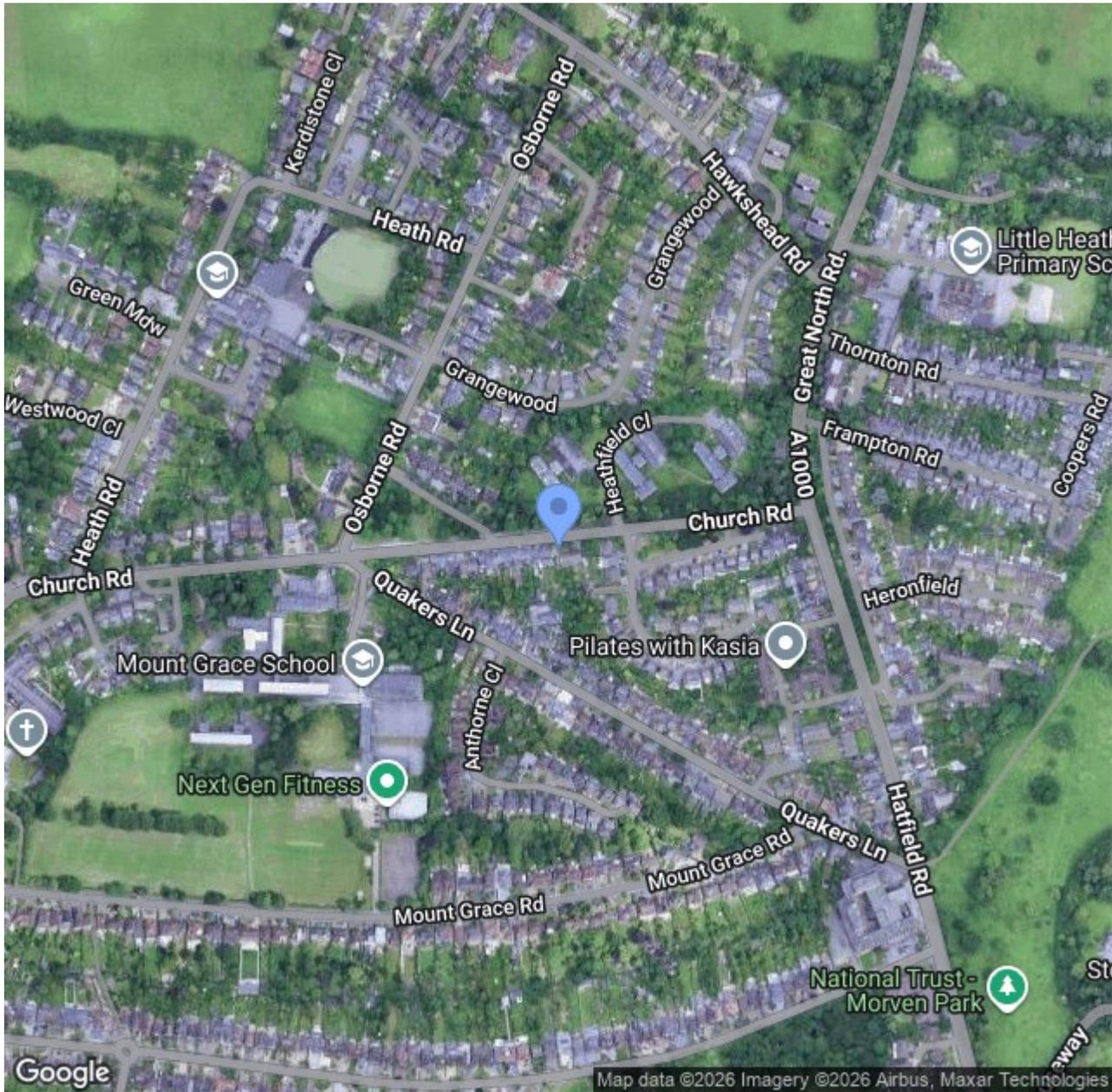
We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have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

EXTERIOR FRONT

Predominately lawned with concrete independent driveway with parking for two cars. Retained by stone effect peered wall with feature metal detailed railings.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating																											
Current	Potential	Current	Potential																										
77	40																												
<table border="1"> <tr><td>92-100</td><td>A</td></tr> <tr><td>81-91</td><td>B</td></tr> <tr><td>69-80</td><td>C</td></tr> <tr><td>55-68</td><td>D</td></tr> <tr><td>49-54</td><td>E</td></tr> <tr><td>45-48</td><td>F</td></tr> <tr><td>1-44</td><td>G</td></tr> </table>	92-100	A	81-91	B	69-80	C	55-68	D	49-54	E	45-48	F	1-44	G	<table border="1"> <tr><td>92-100</td><td>A</td></tr> <tr><td>81-91</td><td>B</td></tr> <tr><td>69-80</td><td>C</td></tr> <tr><td>55-68</td><td>D</td></tr> <tr><td>49-54</td><td>E</td></tr> <tr><td>45-48</td><td>F</td></tr> <tr><td>1-44</td><td>G</td></tr> </table>	92-100	A	81-91	B	69-80	C	55-68	D	49-54	E	45-48	F	1-44	G
92-100	A																												
81-91	B																												
69-80	C																												
55-68	D																												
49-54	E																												
45-48	F																												
1-44	G																												
92-100	A																												
81-91	B																												
69-80	C																												
55-68	D																												
49-54	E																												
45-48	F																												
1-44	G																												
<small>Not energy efficient - higher running costs</small> <small>England & Wales</small>	<small>Not energy efficient - higher running costs</small> <small>England & Wales</small>	<small>Very environmentally friendly - lower CO₂ emissions</small> <small>England & Wales</small>	<small>Very environmentally friendly - lower CO₂ emissions</small> <small>England & Wales</small>																										



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

