

87 Kimptons Mead, Potters Bar, EN6 3HY
£500,000 Freehold (*see note over)

This three bedroom end terrace house is conveniently located within the 2026 Catchment for Dame Alice Owens School. It has been within continuous catchment for 10 years. The property benefits from a family kitchen opening out onto a dining space in the conservatory, walk in pantry/utility and a separate front lounge plus three bedrooms and a bathroom with separate shower on the first floor. the rear garden offers a patio area closest to the house, plus a garden outbuilding to the rear of the garden. Internal viewing is highly recommended.

ENTRANCE

Timber entrance door to front leading into lobby, walk in storage cupboard, glazed door to lounge.

LOUNGE 14' 4" x 10' 5" (4.37m x 3.17m) approx

Double glazed bay window to front, coved ceiling, feature fireplace with wooden mantle, cast iron surround and stone hearth, radiator, glazed door to hallway.



HALLWAY 12' 8" x 5' 10" (3.86m x 1.78m) approx

Timber door to rear leading out to rear garden, radiator, slate flooring, storage cupboard, stairs leading to first floor landing.



KITCHEN 11' 5" x 8' 4" (3.48m x 2.54m) approx

Coved ceiling, slab-tech work surfaces with a range of wall, base & drawer units, single bowl inset sink unit with mixer taps and drainer cut into work surface, contracting wooden work surfaces with storage below, part tiled walls, range cooker with cooker hood above, integrated dishwasher, space & plumbing for washing machine, space for fridge/freezer, bamboo flooring, open access to conservatory. walk in pantry/utility room.



PANTRY 8' 5" x 4' 0" (2.56m x 1.22m) approx

Slab-tech worktops with a range of base & full height units, wall shelving, recessed spotlighting, bamboo flooring.



CONSERVATORY 11' 9" x 8' 8" (3.58m x 2.64m) approx

Double glazed windows to sides and rear, double glazed french doors to side leading out to patio, radiator, bamboo flooring.



LANDING

Dado rail airing cupboard housing hot water cylinder, overstairs storage cupboard housing wall mounted boiler, access to loft space.



BEDROOM 1 14' 5" x 8' 5" (4.39m x 2.56m) approx

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



BEDROOM 2 8' 6" x 8' 5" (2.59m x 2.56m) approx

Double glazed window to rear, radiator.



BEDROOM 3 8' 9" x 6' 5" plus wardrobe (2.66m x 1.95m) approx

Double glazed window to front, 1/2 paneled walls, radiator, built in wardrobe.



BATHROOM 8' 9" x 5' 5" (2.66m x 1.65m) approx

Two double glazed window to rear with obscured glass, recessed spotlighting, panel enclosed bath, vanity unit with mixer taps, low level w.c with concealed cistern, glass shower cubicle with wall mounted thermostatic shower, tiled flooring, tiled walls, extractor fan, heated towel rail.



REAR GARDEN

Paved patio area to rear of property, steps leading up to main lawn area with shrub and tree borders, stepping stone pathway leading to rear of garden, raised patio area and Garden room with veranda, gated side access to front of property.





FRONT

Mainly laid to lawn with trees and shrubs, pathway to front door, gated side access to rear garden.

MATERIAL INFORMATION

Council Tax Band: D (Hertsmere)

Parking arrangements: Street Parking

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: (FTTP is

unavailable),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

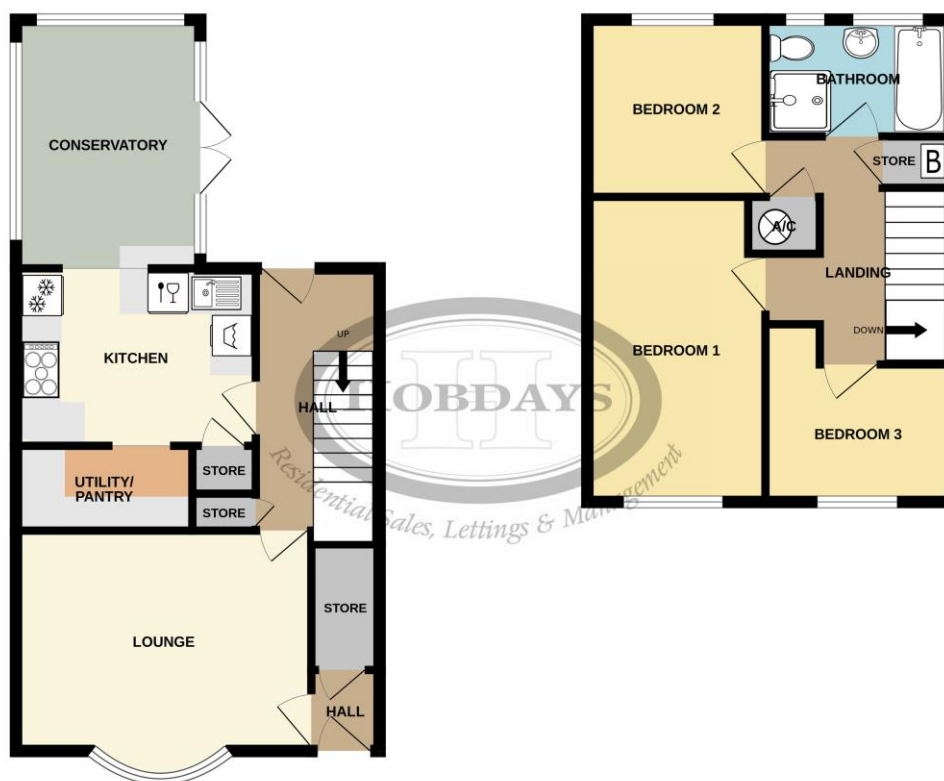
Vodafone: Good outdoor and in-home

(Source: Ofcom)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
501 sq.ft. (46.6 sq.m.) approx.

1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 894 sq.ft. (83.1 sq.m.) approx.

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