



83 Barnet Road, Potters Bar, Herts, EN6 2RE
£525,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL
■ PROPERTY MANAGEMENT ■

We are pleased to offer for sale this beautifully presented and extended three-bedroom home conveniently located for Potters Bar's excellent amenities including, shops, station and schools as well as easy access to M25 and A1m. The property itself offers deceptively large open plan living space with lounge which flows through to the

kitchen and on to the dining space with views to the large garden. In addition, there is a utility space and also a ground floor shower room. On the first floor are three good sized bedrooms, bathroom & Juliet balcony on the landing overlooking the rear garden. Externally, there is a 100ft rear garden with southerly aspect and to the front, off street parking.



- BEAUTIFULLY PRESENTED AND EXTENDED THREE BEDROOM HOME
- CONVENIENTLY LOCATED FOR POTTERS BAR'S EXCELLENT AMENITIES
- EASY ACCESS TO M25 AND A1
- LARGE OPEN PLAN LIVING SPACE
- UTILITY SPACE
- GROUND FLOOR SHOWER ROOM
- 100' SOUTHERLY ASPECT REAR GARDEN
- OFF STREET PARKING TO FRONT
- TENURE - FREEHOLD
- COUNCIL TAX BAND D - HERTSMERE COUNCIL



UPVC double glazed front door with central glazed obscure glass leaded light panel with matching side light. Opens into

HALLWAY

Coving to ceiling. Panelled radiator. Engineered wood flooring. Straight flight of stairs to first floor. Doorway through to

LOUNGE

Continuation of engineered wood flooring. Horizontal double column radiator. White UPVC double glazed window to front. Coving to ceiling. Wall lights. Decorative fireplace (not in use).

KITCHEN / DINER

Kitchen section

Fitted with range of wall, drawer and base units in white gloss with quartz working surfaces above with matching upstands. Integrated AEG oven with integrated AEG microwave. Electrolux 4-ring gas hob with ceramic extractor above. One and a half bowl stainless steel sink with mixer tap and grooved drainer. Integrated Indesit dishwasher. Breakfast bar section to match with quartz working surface and seating for three. White UPVC double glazed window to rear.

Dining room section

Continuation of engineered wooden flooring. Velux style windows above. Bi-folding doors.

UTILITY SPACE

Doorway to front with sliding mirrored storage housing washing machine. Built in desk with shelving above.

SHOWER ROOM

Features concealed cistern W.C with integrated flush. Wash hand basin with mixer tap and storage cupboard below. Wet room / shower with wall mounted controls. Fixed overhead shower. Extractor and spotlights to ceiling. Tiled walls and floor in travertine tiles.



FIRST FLOOR LANDING

Landing area has Juliette balcony with double doors and integrated blinds opening and facing onto rear garden.

BEDROOM ONE

Coving to ceiling. Fitted wardrobes with mirrored sliding doors. Wall lights. TV point. Panelled style radiator. White UPVC double glazed window to front.

BEDROOM TWO

Coving to ceiling. Storage cupboard with shelving. Vertical column style radiator. Two white UPVC double glazed windows to front.

BEDROOM THREE

Panelled style radiator. Coving to ceiling. Fitted wardrobes. White UPVC double glazed window to rear.

BATHROOM

Fitted with suite comprising of corner jacuzzi bath with shower attachment. Concealed cistern W.C. with integrated flush. Bespoke glazed sink with mixer tap and storage cupboards below with mirrored storage behind with shaver point. Vertical column radiator. Tiled walls and tiled floor. Coving & spotlights to ceiling. White UPVC double glazed window to rear.

REAR GARDEN

100' - in excess of (30.48m - in excess of)
South Westerly aspect. Laid predominately to lawn with a central pathway leading to end of garden. Timber storage unit. Outside tap. Lighting. Covered area housing Vaillant combination boiler.

FRONT OF PROPERTY

Parking. Lawned area. Paving immediately outside the property. Front door and door to utility - canopy above.





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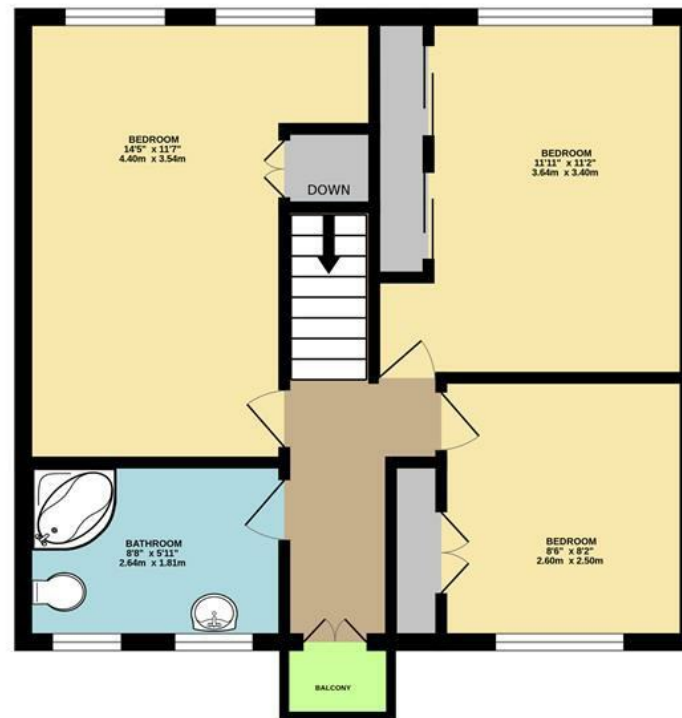


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GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 1087 sq.ft. (101.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

Tenure - Freehold. Council tax band D - 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

