



**3 Bed
House - Semi-
Detached
located in**

£650,000



Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Windmore Avenue
Potters Bar
EN6 3BE

Panelled front door with frost double glazed panel opening into:

ENTRANCE HALL

17'1 x 5'10

Double width built in cloaks cupboard with cupboard below and shelf above. Double radiator. Two opaque leaded light double glazed windows to side. Laminate wood effect flooring. LED ceiling spotlights. Under stairs storage cupboard.

DOWN STAIRS CLOAKROOM

White suite comprising top flush WC. Corner wash hand basin. Tiled floor. Half tiled walls. Light activated extractor fan. Single radiator.

LOUNGE

13'8 x 13'7 (measurement taken into bay)

Double radiator. Leaded light double glazed bay window to front. Wall TV power and aerial point. Double radiator. Laminate wood effect flooring.

KITCHEN/FAMILY DINING ROOM

19'1 x 18'5

Kitchen area

Range of wall and base units comprising cupboards and drawers. Separate island unit with cupboards and drawers, quartz work top with five ring AEG gas hob. Extractor hood above. Two fan assisted ovens. Integrated dishwasher and washing machine. Space for fridge freezer. One and a half bowl sink unit with mixer tap. Concealed gas central heating boiler. Leaded light opaque double glazed window to side. Quartz work tops and up stands. Splash back tiling. Part leaded light double glazed casement door to rear. Double radiator.

Family dining area

Laminate wood flooring. Three panel double glazed bi-fold doors to rear garden. LED ceiling spotlights. Double radiator.

FIRST FLOOR LANDING

Approached via straight flight staircase from hallway. Opaque

leaded light window to side. Access to loft via aluminium foldaway ladder. LED ceiling spotlights.

BEDROOM ONE

12' x 10'7

Single radiator. Leaded light double glazed window to front.

BEDROOM TWO

12'2 x 9'2

Single radiator. Leaded light double glazed window to rear.

BEDROOM THREE

9' x 9' (narrowing to 6'2)

Single radiator. Leaded light double glazed window to front.

BATHROOM

7'3 x 5'8

White suite comprising shower/bath with hand and over head shower plus mixer tap. Glass screen. Top flush WC. Vanity top wash basin with double drawer below. Tiled walls and floor. Wall mirror. Chrome heated towel rail. Light activate extractor fan. Electric shaving point. Leaded light opaque double glazed window to rear. LED ceiling spotlights.

EXTERIOR REAR

90' x 28'

Backing Easterly. Starting from the rear of the property with patio partially covered and on two levels. Leading to main lawn area. Further patio to the rear section of the garden.

BRICK BUILT HOME OFFICE/WORKSHOP

22'7 x 10'

Full lighting and power. Double glazed windows to front. Double width part glazed doors to front.

GARAGE

27'9 x 9'

Lighting and power. Barn style doors to front. Double glazed window to rear. Part double glazed casement door to side.

EXTERIOR FRONT

Completely blocked paved for parking.





Freehold. Council tax band E - Hertsmere Council

Property Information

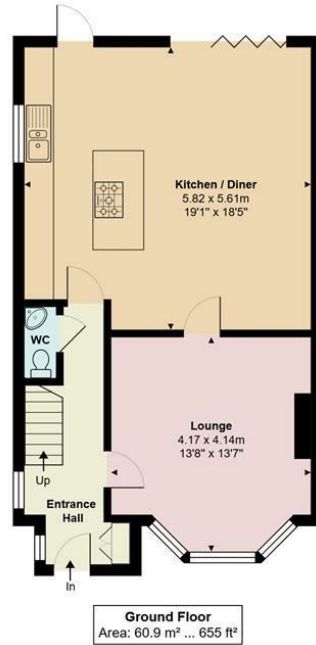
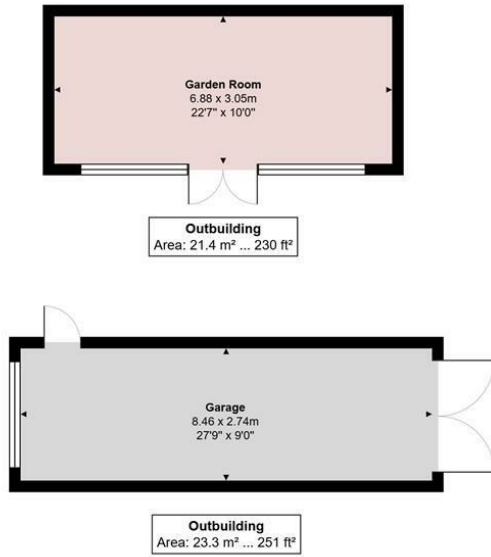
We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have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





25 Windmore Avenue, Potters Bar, EN6 3BE





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Total Area: 144.9 m² ... 1560 ft²
Garden: 6.88m x 3.05m (22'7 x 10')

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

DIRECTIONS

Please refer to Google Maps using postcode.

CONTACT

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