



**2 Bed  
House - Semi-Detached  
located in Potters Bar**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

**Deepdene  
Potters Bar  
EN6 3DD**



**£435,000**

Available CHAIN FREE is this 2 bedroom semi detached home located in a popular part of Potters Bar with good access to all local amenities and close to sought after school. The property itself requires some updating but offers a great opportunity for the new owner to improve/extend (STPPP) and create a wonderful home. Benefits from off street parking, garage and south facing garden. Viewings by appointment only

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**Wooden front door**

Wooden front door with glazed panels which opens into:

**PORCHWAY**

Tiled floor. Double glazed white UPVC door which opens into:

**ENTRANCE LOBBY AREA**

Double glazed window to side. Turn flight stairs to first floor. Double radiator. Wall mounted thermostatic controls for heating system. Doorway through to:

**LOUNGE**

Coving to ceiling. Laminate flooring. Double glazed window to front. Fireplace with wood hearth and marble surround (NB Fire not in use). Electric panelled radiator. Dado rail. Doorway through to:

**KITCHEN**

Fitted with a range of wall, drawer and base units with complimenting work surfaces above. Space for fridge freezer. Space for cooker. Space for washing machine. One and a half bowl stainless steel sink with mixer tap. Wall mounted Vaillant boiler. Double radiator. Under stairs storage cupboard which houses gas meter, electricity meter and also a consumer unit. Split stable style door leading through to:

**LEAN TO/SUN ROOM**

Tiled floor. Double glazed window to side and to rear. Sliding patio doors. Coving to ceiling. Double radiator.

**FIRST FLOOR**

Double glazed window to side. Access to loft.

**BEDROOM ONE**

Fitted with wardrobes in white. Single radiator. Double glazed window to front.

**BEDROOM TWO**

Double glazed window to rear. Single radiator. Coving to ceiling. Wood laminate flooring.

**SHOWER ROOM**

Set out as a wet room with sit in shower with screen and wall mounted shower unit which is an AKW smart care plus. Wash hand basin with mixer tap. WC. Single radiator. Wall mounted extractor. Double glazed window to rear. Tiled walls.

**FRONT OF PROPERTY**

Lawn area. Steps up to front door. Block paved shared driveway which leads along to the side of the property where there is gated access onto the garden and access to the garage via an up and over door. Outside tap. Lighting.



#### REAR GARDEN

100'

Patio area. Steps up to the main section of the garden which is currently laid to lawn. Mixed planting. Garden shed to rear. Garden faces South.

Freehold. Council tax band D - Hertsmere.

#### 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.

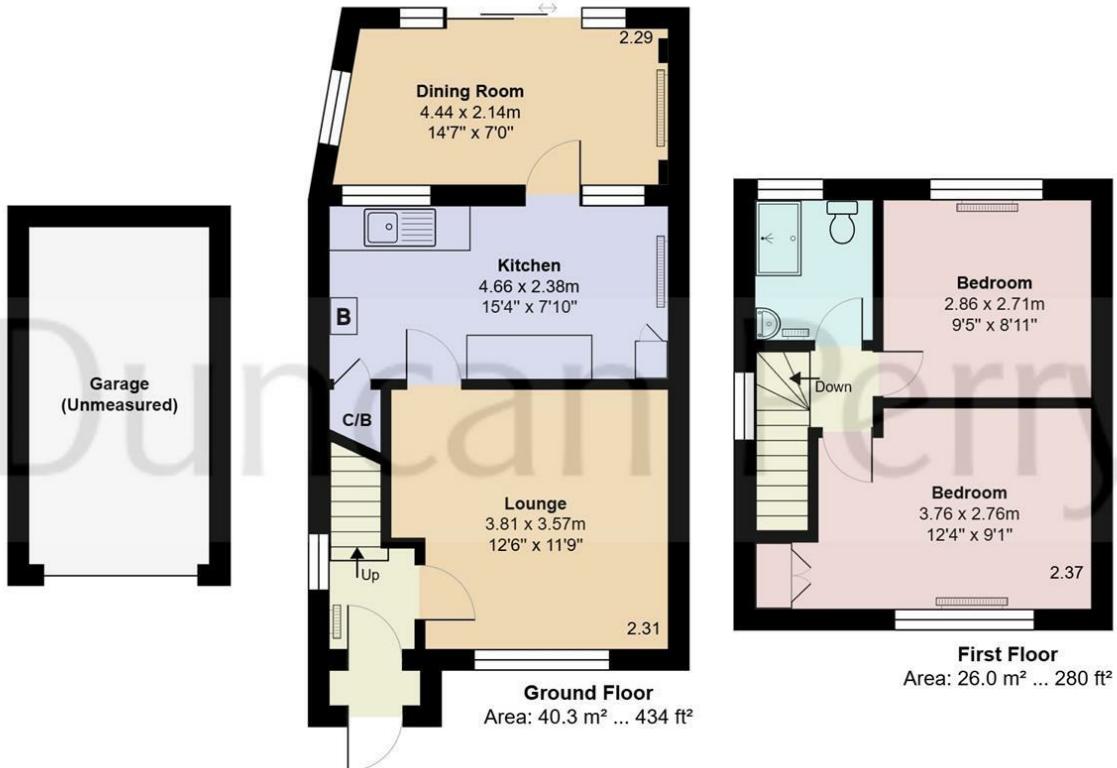






**34 Deepdene, Potters Bar, EN6 3DD**





## Deepdene, Hertfordshire EN6

Total Area: 66.3 m<sup>2</sup> ... 714 ft<sup>2</sup> (excluding garage (unmeasured))

All measurements are approximate and for display purposes only

# Duncan Perry

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 property postcode

### CONTACT

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