



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

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

**Hill Crest  
Potters Bar  
EN6 2RT**



**£595,000**

CHAIN FREE THREE BEDROOM SEMI DETACHED HOUSE features downstairs, lounge, dining room and kitchen, upstairs has three bedrooms, bathroom and separate toilet. Garden is South Westerly and is 144' in length. Potential to extend STPP. Viewing recommended.

White UPVC front door with leaded light coloured panels opening into:

**HALL**

Single radiator. Wall light points. Coving to ceiling. Under stairs cupboard housing gas meter, electric meter and water softener. Turn flight stairs to first floor. Two UPVC white windows either side of front door.

**KITCHEN**

Range of wall, drawer and base units with working surfaces above. Stainless steel sink with double drainer and singular taps. Tiled splashbacks and part tiled walls. Space for washing machine. Space for cooker and stainless steel extractor above. Space for under counter fridge freezer. Large cupboard with shelving. Double radiator. Laminate flooring. Wall mounted Baxi boiler. White UPVC door onto garden. Two white UPVC windows to rear.

**DINING ROOM**

White UPVC sliding patio doors to rear. Double radiator. Coving to ceiling.

**LOUNGE**

Coving to ceiling. White UPVC bay window to front. Single radiator to fit bay. Fireplace (Currently not in use) with wooden frame and part tiled mantel.

**BEDROOM ONE**

Coving to ceiling. White UPVC bay window to front. Single radiator to fit bay.

**BEDROOM TWO**

Single radiator. White UPVC window to rear. Fitted wardrobes with hanging and shelving. Small dressing table area in between wardrobes.

**BEDROOM THREE**

Single radiator. White UPVC window to front. Single wardrobe with hanging. Cupboards with shelving.

**SEPARATE WC**

White WC. Laminate flooring. White UPVC window to rear.

**BATHROOM**

White bath with mixer tap and hand held shower attachment. Half tiled walls. Wall hung sink with singular taps. Single radiator. White UPVC obscure glass window to rear. Cupboard housing hot water tank and rack shelving.

**GARAGE**

Accessed by share driveway or from garden. Brick built with wooden doors to front. Two white UPVC window to side. Courtesy door from garden at rear. Further white UPVC window at rear.

**REAR GARDEN**

144'4" x 21'7"

South Westerly aspect. Accessed from kitchen, dining or from gate from share driveway. From back of house is a concrete patio. Water point. Timber shed behind garage. Trees and shrubs to sides.

**FRONT OF PROPERTY**

Path to front door. Step up to door. Open canopy. Small wall to front. Grass area. Shrubs to side.



Freehold. Council tax band E - Hertsmere council

#### Property Information

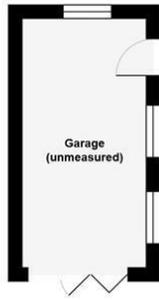
We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have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





**11 Hill Crest, Potters Bar, EN6 2RT**





**Hill Crest, Hertfordshire EN6**  
 Total Area: 98.5 m<sup>2</sup> ... 1060 ft<sup>2</sup> (excluding garage (unmeasured))  
 All measurements are approximate and for display purposes only

**Duncan Perry**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**DIRECTIONS**

Please refer to google maps using property postcode.

**CONTACT**

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