

4 Torrington Drive, Potters Bar, Herts, EN6 5HR
£795,000

Duncan Perry
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■ PROPERTY MANAGEMENT ■

We are pleased to offer for sale this large 4-bedroom family home which has been extended and refurbished throughout by the current owners and is located in the desirable 'Causeway' area of Potters Bar with good access to popular schools and transport links. On the ground floor you will find a large well-equipped kitchen, separate utility room, and cloak room. The highlight is the versatile large open plan living space which can be tailored to match your own requirements but is currently used a lounge/dining/family room. On the first floor is a large principal bedroom spanning the width of the property with own ensuite, with two further double bedrooms, a single bedroom and family bathroom. Externally there is a private rear garden and to the front of street parking and garden.



- LARGE FOUR BEDROOM FAMILY HOME
- EXTENDED AND REFURBISHED THROUGHOUT
- LOCATED IN THE DESIRABLE CAUSEWAY AREA
- GOOD ACCESS TO POPULAR SCHOOLS AND TRANSPORT LINKS
- LARGE WELL EQUIPPED KITCHEN
- UTILITY ROOM AND CLOAKROOM
- VERSATILE LARGE OPEN PLAN LIVING SPACE
- PRIVATE REAR GARDEN
- OFF STREET PARKING
- TENURE - FREEHOLD. COUNCIL TAX BAND E - HERTSMERE COUNCIL



Composite front door with central obscure glass panels. Opens in to

HALLWAY

With radiator, turn flight of stairs to the first floor and under stairs storage cupboard. Wood laminate flooring and spotlights to ceiling. Opens into

KITCHEN

Fitted with a range of wall, drawer and base units in grey with flecked work surfaces, space for a range style cooker with stainless steel and glass extractor above. Integrated dishwasher, fridge and freezer, butler style sink with mixer tap. Two white UPVC double glazed windows to the front. Spotlights in the ceiling. Tiled flooring. Breakfast bar seating area. Open aspect leads to

UTILITY ROOM

Space for a washing machine and tumble drier. Flecked work surfaces. Tiled flooring. Shelving for storage. White UPVC double glazed casement door to side.

CLOAKROOM

Fitted with a white suite comprising of sink set within a vanity unit with mixer tap and storage cupboard below. Concealed cistern WC with integrated flush. Single radiator, tiled flooring, wall mounted extractor, spotlights to ceiling, double glazed obscure glass window to side. Cupboard housing Worcester combination boiler.







LIVING FAMILY DINING ROOM

Main living space is zoned into living room, dining room and other functional family areas. Spotlights to ceiling , continuation of wood laminate flooring., radiators, roof light and spotlights. Full width bi-fold doors with integrated blinds. White UPVC double glazed window to side.

FIRST FLOOR LANDING

Spotlights to ceiling. Access to loft.

PRINCIPAL BEDROOM

Three double glazed windows facing onto the garden. Fitted storage/wardrobes. Two single radiators. Doorway to

ENSUITE SHOWER ROOM

Suite comprising of corner shower with wall mounted controls, glazed sliding doors and fixed overhead shower. Sink set in vanity unit with mixer tap and storage cupboards below. Mirror behind. Top flush WC. Chrome heated towel rail. Spotlights and ceiling extractor. Tiled walls and floor.

BEDROOM TWO

Double glazed window to front, double radiator, wood laminate flooring,

BEDROOM THREE

Radiator and double glazed window to front. Spotlights in ceiling.

BEDROOM FOUR

White UPVC double glazed window to front, double radiator.








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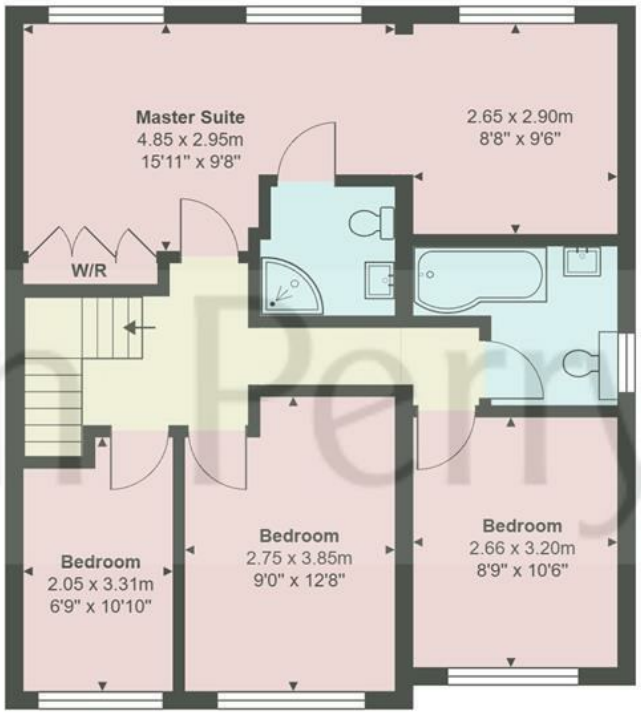

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Ground Floor
Area: 93.3 m² ... 1005 ft²



First Floor
Area: 66.5 m² ... 716 ft²

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Total Area: 159.9 m² ... 1721 ft²

All measurements are approximate and for display purposes only

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FAMILY BATHROOM

White suite comprising bath with wall mounted controls. Wall mounted shower, hand held shower attachment, fixed, larger, overhead shower. Concealed cistern WC with integrated GEBERIT flush. Sink set within vanity unit with mixed tap, storage drawers below, wall mounted mirror behind. Panelled radiator, spotlights and extractor to ceiling. Tiled walls and floor. Whtie UPVC obscure glazed window to side.

REAR GARDEN

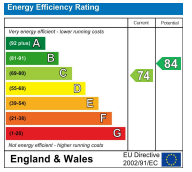
Access from bi-fold doors to patio area, retained with sleepers, step up to the lawn, with laurel hedging to the rear. Storage unit and side access.

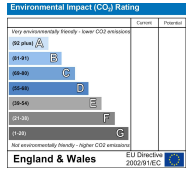
FRONT GARDEN

Driveway providing parking for multiple vehicles. Gated access to side. External lighting. Lawn area. Step up to open porch.









Tenure - 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.





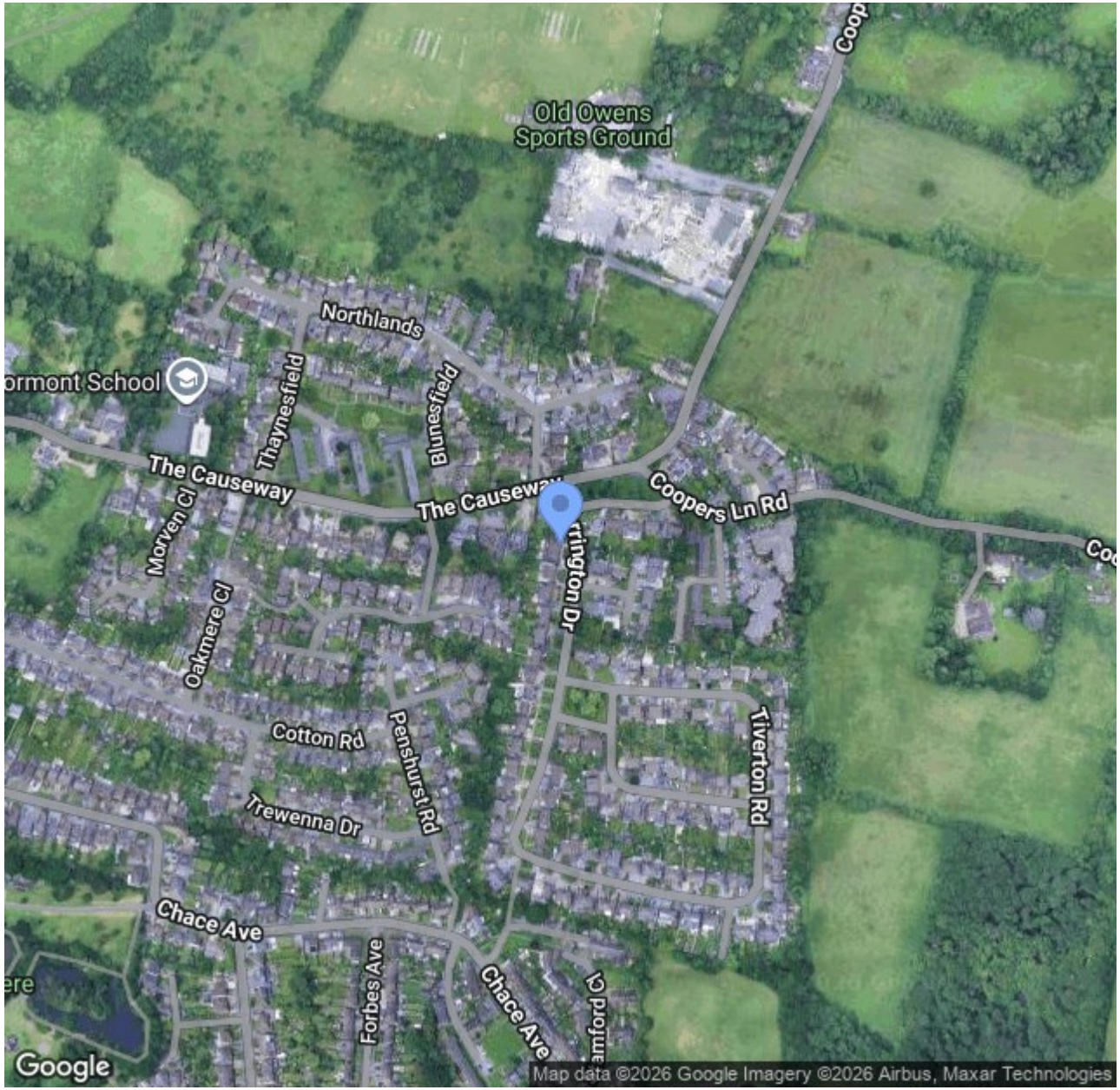



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