



**4 Bed  
Chalet - Detached  
located in Potters  
Bar**

£2,700 PCM



**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

Richmond Road  
Potters Bar  
Herts  
EN6 1HW

## GROUND FLOOR

Recessed Covered Entrance Porch. Entrance door with opaque double glazed strip opens into:

### ENTRANCE HALL

19'3" x 8'3"

Laminate wood effect flooring, two double radiators, opaque UPVC framed double glazed window to front, built-in cupboard housing pressurised hot water tank. Understairs storage cupboard, LED ceiling spotlights.

### LOBBY AREA

Continuing wood effect laminate flooring, UPVC framed double glazed casement door to side courtyard.

### GROUND FLOOR CLOAKS/SHOWER ROOM

9'3" x 5'0"

Modern white suite comprising corner shower base with curved glass cubicle, concealed cistern w.c. and vanity top wash hand basin with double width cupboards below, laminate wood effect flooring, chrome heated towel rail, light activated extractor fan, mirror fronted medicine cabinet, electric shaver point, LED ceiling spotlights, opaque UPVC framed double glazed window to side.

### KITCHEN/FAMILY/DINING ROOM

34'9" x 15'1"

Kitchen area:

Range of hi gloss wall and base units featuring cupboards and drawers, marble effect working surfaces and upstand with inset Neff ceramic hob and corresponding extractor hood above, Neff fan oven, single drainer stainless steel sink unit with mixer tap, Bosch integrated fridge/freezer and dishwasher, UPVC framed double glazed window to side, LED ceiling spotlights, laminate wood effect flooring with under floor heating.

Lounge/Dining area:

Continuation of wood effect laminate flooring and under floor heating, t.v aerial point, two vaulted double glazed velux skylights with remote control opening, ceiling spotlights, six panel double glazed bi-fold doors to garden.

## UTILITY ROOM

5'6" x 5'3"

Matching hi gloss units to the kitchen together with matching worktops and upstand. Single drainer stainless steel sink, space for washing machine, UPVC framed double glazed window to side, ceiling spotlights, laminate wood effect flooring with under floor heating, concealed boiler.

## MASTER BEDROOM

12'5" x 12'1" max

Built-in wardrobe, double radiator, UPVC framed double glazed window to front, t.v.aerial point, door to:

## EN-SUITE SHOWER ROOM

6'11" x 5'2"

Modern white suite comprising large walk-in shower base with glass screen, overhead and hand shower, wall mounted vanity wash basin with drawer below and top flush w.c. chrome heated towel rail, tiled walls and floor, LED ceiling spotlights, extractor fan, electric shaver point, part vaulted ceiling with double glazed electronically operated skylight windows, electric underfloor heating.

## BEDROOM TWO

11'11" x 9'3"

Double radiator, double glazed UPVC framed window to front, t.v aerial point.

## FIRST FLOOR

### FIRST FLOOR LANDING

Approached via turn flight staircase from the Entrance Hall. Electronically operated velux double glazed skylight to side, LED ceiling spotlights.

## BEDROOM THREE

16'1" into eaves x 10'2"

T.V aerial point, single radiator, two double glazed velux skylights to rear, LED ceiling spotlights.



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#### **BEDROOM FOUR**

16'1" x 9'10" into eaves

T.V. aerial point, single radiator, LED ceiling spotlights, double glazed velux skylights to front.

#### **BATHROOM**

6'11" x 6'7" into eaves

White suite comprising bath with mixer tap, vanity top wash basin with double width cupboards below, top flush w.c., chrome heated towel rail, double glazed velux skylight to side, tile effect floor covering, marble effect splashback, mirror fronted medicine cabinet, electric shaver point.

#### **EXTERIOR**

##### **COVERED COURTYARD GARDEN**

13'5" x 11'9"

The courtyard garden is covered by the extended roof of the property with single pier and LED lights, fully paved, external power points, water point, independent paved sideway to front with external meter cupboard and further lighting points.

##### **SECOND COURTYARD GARDEN**

29'9" x 18'1"

Having a Westerly aspect and accessed from the Kitchen/Lounge/Dining Room being part paved and part gravelled. External lighting points and power points.

##### **FRONT**

35'0" x 22'5"

Bloc-paved for parking with electronic sliding front gate.

##### **AGENT NOTES**

Holding Deposit £623

Dilapidations Deposit £3,115 - 12 month tenancy

EPC Rating - B

Council Tax Band F - Hertsmere Council





2A Richmond Road, Potters Bar, Herts, EN6 1HW

Property Mis Descriptions Act

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. All measurements quoted are approximate. Any discussions regarding a potential tenancy are subject to contract.



## DIRECTIONS

## CONTACT

48A The Broadway  
Potters Bar  
Herts.  
EN6 2HW

E: [lettings@duncanperry.co.uk](mailto:lettings@duncanperry.co.uk)  
T: 01707655466  
<https://www.duncanperry.co.uk>

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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
EU Directive 2002/91/EC 		

