

23 Tiverton Road, Potters Bar, EN6 5HY
£549,950 Freehold (*see note over)

This spacious three bedroom semi-detached house offers excellent potential for extension (stpp). The property is situated in a popular residential location and provides well proportioned accommodation including a front lounge, fitted kitchen, separate dining area, three good-sized bedrooms, and a family bathroom. There is a well maintained rear garden, plus garage & own driveway. The current owners have enjoyed the property for 35 years and although the property requires some updating, this home presents an ideal opportunity for buyers looking to put their own stamp on a property and create their own family home.

63 DARKES LANE POTTERS BAR HERTS EN6 1BJ

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PORCH

Double glazed windows to front and side, double glazed entrance door.

HALLWAY 11' 1" x 6' 0" (3.38m x 1.83m) approx

Timber entrance door with full height glazed side panel, double radiator, under stairs storage cupboard housing electricity meter and consumer unit, door to kitchen, glazed panels and door into lounge, stairs leading to first floor landing.



LOUNGE 12' 7" x 11' 9" (3.83m x 3.58m) approx

Double glazed window to front, feature fireplace housing electric fire, telephone point, TV point, radiator, open access to dining room.



DINING ROOM 11' 9" x 11' 0" (3.58m x 3.35m) approx

Double glazed patio doors to rear leading out to garden, double radiator, low level storage cupboard, door to kitchen.



KITCHEN 11' 6" x 7' 5" (3.50m x 2.26m) approx

Double glazed window to rear, wood paneled ceiling with recessed spotlighting, worktops with a range of matching wall, base & drawer units, single bowl stainless steel insert sink unit with drainer, space for gas cooker, space & plumbing for washing machine, larger cupboard housing fridge with shelving above, double radiator, double glazed door to side leading to covered side area with rear access to garage.



LANDING

Double glazed window to side, airing cupboard housing hot water cylinder, access to loft space, doors to bedrooms and bathroom.



BEDROOM 1 11' 8" x 11' 3" (3.55m x 3.43m) approx

Double glazed window to front, fitted wardrobes to one wall with mirror fronted sliding doors providing hanging and shelving space, bedside wall lights, radiator.



BEDROOM 2 11' 8" x 10' 4" widening to 12' 2" (3.55m x 3.15m) approx

Double glazed window to rear, radiator.



BEDROOM 3 8' 10" narrowing to 6' 5" x 7' 4" (2.69m x 2.23m) approx

Double glazed window to front, radiator, built in overstairs cupboard with hanging and shelving, fold out table/desk to one wall.



BATHROOM 8' 2" x 5' 6" (2.49m x 1.68m) approx

Double glazed window to rear with obscured glass, low level w.c, pedestal wash hand basin, tiled enclosed bath with mixer taps and shower above, glass shower screen, shaver point, radiator.



REAR GARDEN

Patio area to rear of property, mainly laid to lawn with well stocked flower & shrub beds to sides and rear, timber shed, greenhouse, outside tap, covered side patio area with children's playhouse and personal door into garage.



FRONT

Mainly laid to lawn with flower & shrub beds and boundaries. Crazy paved driveway leading to garage and porch entrance.



GARAGE 16' 6" x 9' 3" (5.03m x 2.82m) approx

Single garage with up and over door to front, personal door to rear leading to garden, wall mounted gas meter, power & lighting. The current vendors have a freezer and tumble dryer in the garage (not included).

MATERIAL INFORMATION

Council Tax Band: E (Hertsmere)

Parking arrangements: Garage & Driveway

Mains Gas: Yes

Mains Electric: Yes

Mains Water/drainage: Yes

Heating Type: Gas central heating

Surface Water Flood Risk: Very Low Risk

Rivers & The Seas Flood Risk: Very Low Risk

(source: Gov.uk)

Broadband Availability: (FTTP is

unavailable),Standard,Superfast

(Source: Ofcom & BT Broadband Availability Checker)

Mobile Availability:

EE: Good outdoor variable in-home

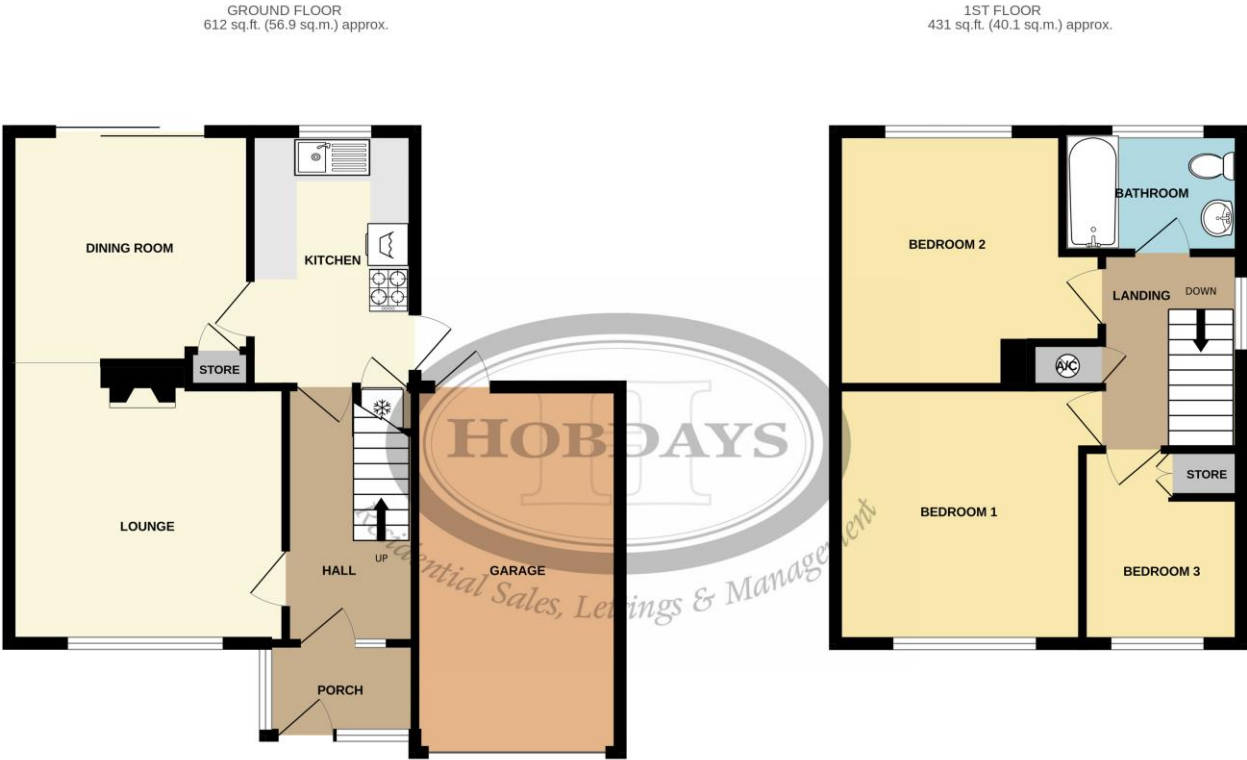
O2: Good outdoor

3: Good outdoor

Vodafone: Good outdoor

(Source: Ofcom)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 1044 sq.ft. (97.0 sq.m.) approx.

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