

24 Hill Crest, Potters Bar, Herts, EN6 2RT
Offers Over £600,000

Duncan Perry
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■ PROPERTY MANAGEMENT ■

Duncan Perry offer this THREE BEDROOM SEMI DETACHED HOUSE. Ground floor has a through lounge/dining room, kitchen and downstairs WC. First floor offers three good sized bedroom and a family bathroom. Outside space offers 90' rear garden, large outbuilding, detached garage and off street parking. Viewing recommended.



- THREE BEDROOM SEMI DETACHED HOUSE
- CUL DE SAC LOCATION
- LARGE OUTBUILDING TO REAR
- THROUGH LOUNGE/DINING ROOM
- KITCHEN
- FAMILY BATHROOM
- DOWNSTAIRS WC
- DETACHED GARAGE AND FURTHER STORE BEHIND
- OFF STREET PARKING
- FREEHOLD. COUNCIL TAX BAND E - HERTSMERE COUNCIL



Black composite front door opening into:

HALLWAY

Coving to ceiling. Herringbone grey laminate flooring. Obscure glazed white UPVC panel to side of front door. Covered radiator. Under stairs cupboard housing electric, gas meters and consumer unit. Picture rail. Turn flight stairs to first floor.

DOWNSTAIRS CLOAKROOM

UPVC double glazed obscure glass window to side. Concealed cistern low level w.c. Wall hung wash hand basin with mixer tap. Extractor fan. Tiled floor and walls.

LOUNGE/DINER

28'3" x 12'10" (8.61 x 3.91)

UPVC white double glazed bay window to front. Coving to ceiling. Feature fireplace and marble effect surround. Gas feature fire (Not in use) Herringbone grey wood effect laminate flooring. UPVC white double glazed patio doors leading to rear garden. Picture rail.

KITCHEN

12'7" x 7'9" (3.84 x 2.36)

Range of wall, base and drawer units. in white with complimenting marble effect working surfaces below. Tiled splash back. . Grey Franke sink with mixer taps. Integrated Hotpoint washing machine. Integrated Hotpoint dishwasher, Space for fridge/freezer. Zanussi Induction hob with stainless steel extractor hood above. Gas oven below. Concealed Vaillant wall mounted boiler. Tiled flooring. White UPVC window to rear. White UPVC courtesy door to side. Double radiator.

FIRST FLOOR LANDING

UPVC obscure double glazed window to side. Loft access. Picture rail.







BEDROOM ONE

12'7" x 12'1" (3.84 x 3.68)

UPVC white double glazed window to front. Picture rail. Fitted wardrobes with sliding doors. Single radiator.

BEDROOM TWO

12'7" x 12'1" (3.84 x 3.68)

UPVC white double glazed window to rear. Single radiator. Picture rail.

BEDROOM THREE

8'11" x 6'11" (2.72 x 2.11)

UPVC white double glazed window to front. Built in cupboard. Picture rail. Single radiator.

BATHROOM

White suite comprising bath with wall mounted controls and hand held shower attachment. Sink set within a vanity unit with drawers below and mixer tap. Concealed cistern WC. Separate shower with glazed door, overhead shower and hand held shower attachment. White UPVC obscure glazed window to rear. Tiled walls and floor. Spotlights to ceiling.

EXTERIOR REAR

approx 90' (approx 27.43m)

Starting from the rear of the property with patio area. The rest of the garden is predominately laid to lawn with a stone path leading to garden room. Outside water tap. At rear of garden behind garage is a further brick built storage shed with wooden window. Behind this is an area with artificial grass and a picket fence. Fences to either side. Wooden gate at side of patio to shared drive and garage.








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Total Area: 151.5 m² ... 1631 ft²

All measurements are approximate and for display purposes only

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BRICK BUILT GARAGE

17'1" x 9'1" (5.21 x 2.77)
Up and over door with power and lighting. Wooden courtesy door to side. White UPVC window to side.

EXTERIOR FRONT

Shared driveway to garage. Block paving for off street parking. Step up to front door.

Freehold. Council tax E - Hertsmere council

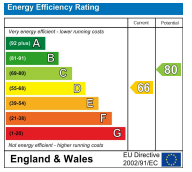
Property Information
We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and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

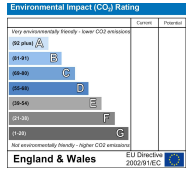
GARDEN ROOM

Large outbuilding with lighting and power. Accessed via white UPVC French doors and two white UPVC windows. Laminate wood effect flooring. Two electric radiators. Consumer unit, Spotlights to ceiling.







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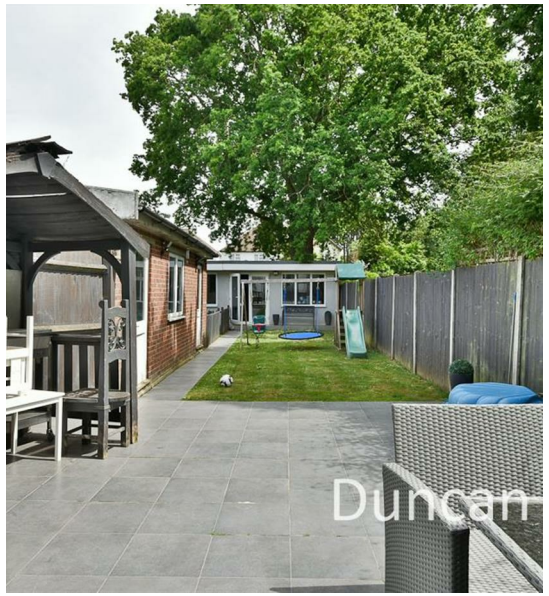
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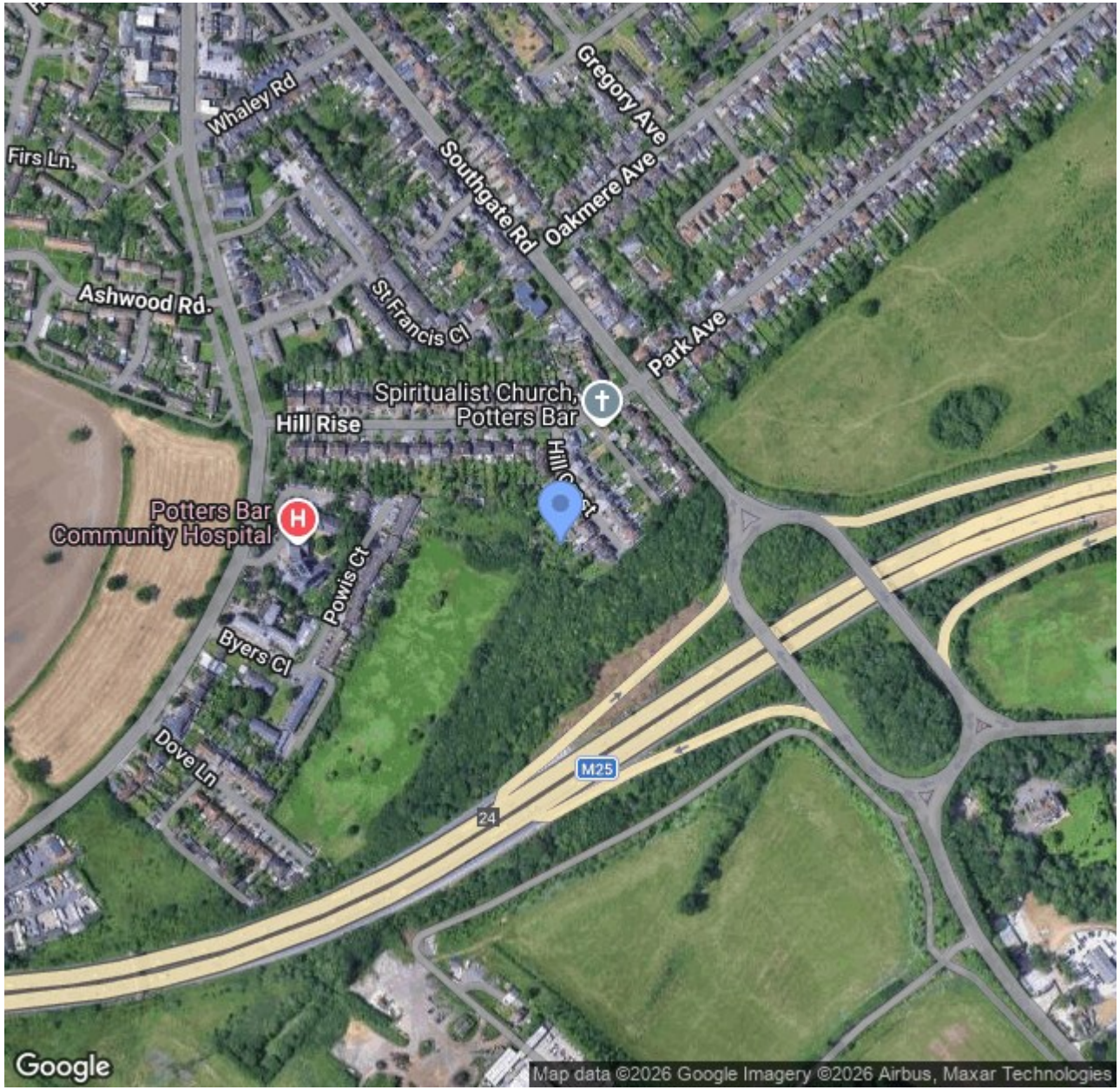





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