



Duncan Perry

1 Archers Close, Potters Bar, EN6 2AZ
£775,000

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SALES ■ LETTINGS ■ COMMERCIAL

Available CHAIN FREE is this detached 3/4-bedroom family home located in a private cul- de- sac close to DAME ALICE SCHOOL and other popular primary schools together with being walking distance to shops, station, and other local amenities. Built 11 years ago the property is presented to a very high standard throughout and offers versatile living

accommodation comprising of on the ground floor of lounge, kitchen/diner, utility, cloak room, and second reception/bedroom four. On the first floor are 3 bedrooms, one with en suite together with family bathroom. Externally, there is a well maintained private, terraced rear garden and to the front off street parking and EV charging point.



- WITHIN CATCHMENT OF DAME ALICE OWENS SCHOOL 24/25
- THREE / FOUR BEDROOM DETACHED HOUSE
- GOOD SIZED LOUNGE
- SEPARATE STUDY / HOME OFFICE
- ENSUITE SHOWER ROOM AND DOWNSTAIRS W.C.
- FAMILY BATHROOM
- AIR CONDITIONING UNIT IN TWO BEDROOMS
- UNDERFLOOR HEATING THOUGHOUT THE GROUND FLOOR
- PRIVATE CUL-DE-SAC WITH OWN DRIVE WITH EV CHARGING POINT
- TENURE - FREEHOLD. COUNCIL TAX BAND F - HERTSMERE COUNCIL



Composite front door with a central obscure glass glazed panel which opens into:

HALLWAY

Coving and spotlights to ceiling. Karndean flooring. Wall mounted consumer unit. Under floor heating.

DOWNSTAIRS CLOAKROOM

White suite comprising of Villeroy and Boch top flush WC. Villeroy and Boch pedestal sink with Hans Grohe mixer tap. Coving and spotlights to ceiling. Ceiling mounted extractor. Continuation of Karndean flooring from hallway. Underfloor heating.

LOUNGE

Spotlights and coving to ceiling. Feature fireplace with log burner. Either side of the chimney breast are fitted bespoke storage units and shelving. Separate storage cupboard which houses the manifold for the underfloor heating. Underfloor heating. White UPVC double glazed patio doors opening onto the garden.

KITCHEN/BREAKFAST ROOM

Kitchen

Fitted with a range of white high gloss wall, drawer and base units with grey quartz working surfaces and matching upstands above. Integrated Siemens dishwasher. Integrated Siemens oven and separate built in microwave oven. Five ring ceramic hob with concealed extractor above. Glazed splashback behind. Cople one and a half bowl inset stainless steel sink with mixer tap. Integrated Siemens fridge. Integrated Siemens freezer. Double glazed white UPVC window to front. Spotlights and coving to ceiling. Tiled flooring with underfloor heating. Open aspect which leads through to:



UTILITY

Continuation of tiled flooring. Further wall and base units to match the kitchen with grey quartz working surface above and matching upstands. Stainless steel sink with mixer tap and drainer. Glazed splashback. Space for washing machine. Concealed within kitchen unit is a Baxi boiler and separate Megaflow cyclinder. Obscure glass double glazed door to rear.

RECEPTION ROOM/ BEDROOM FOUR

Coving to ceiling. White UPVC double glazed windows to front and to side. Front window features fitted shutters in white. Underfloor heating.

FIRST FLOORING LANDING

Accessed via turn flight stairs. Velux window facing onto the rear of the property.

BEDROOM ONE

White UPVC double glazed window to the front. Radiator. Doorway through to:

ENSUITE SHOWER ROOM

Features a white suite comprising of Villeroy and Boch top flush WC. Villeroy and Boch pedestal sink with Hans Grohe mixer tap. Shower cubicle with Mira wall mounted shower and glazed sliding doors. Chrome heated towel rail. Part tiled walls. Tiled floor. Double glazed obscure glass window to front. Ceiling mounted extractor. Spotlights to ceiling. Shaver point.

BEDROOM TWO

White UPVC double glazed window to front. Single radiator. Daikin air conditioning unit.





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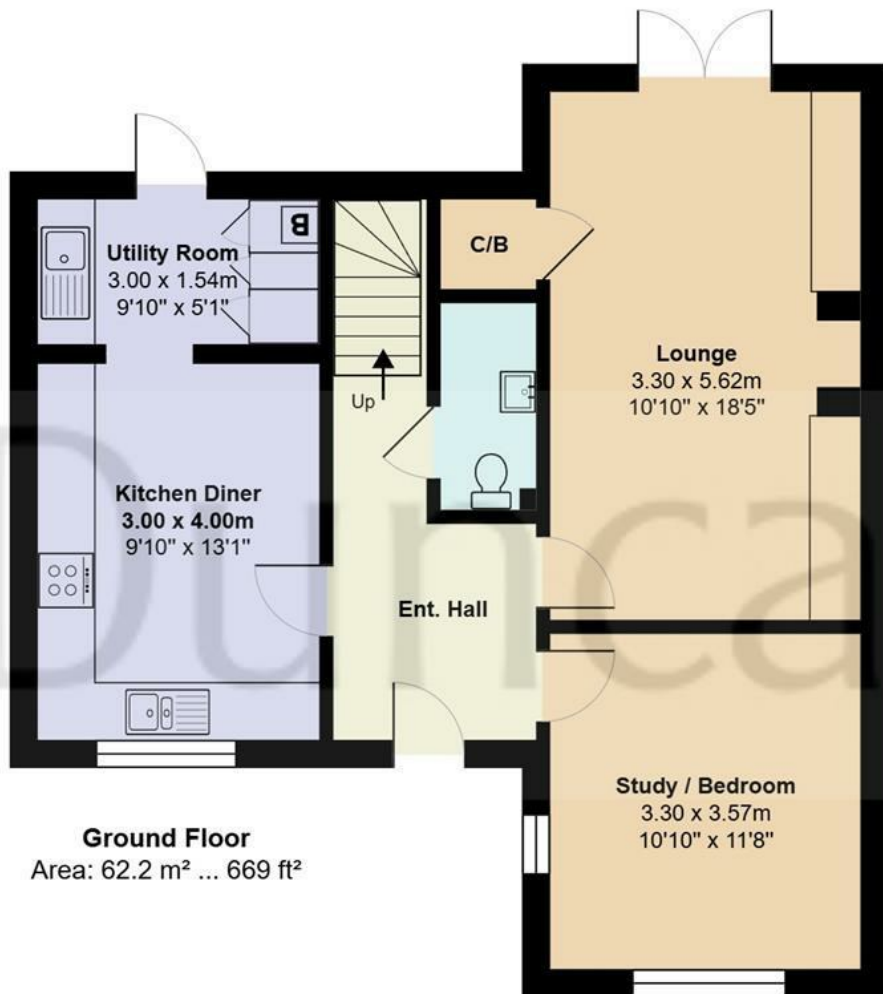
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Archers Close, Hertfordshire EN6

Total Area: 120.3 m² ... 1295 ft²

All measurements are approximate and for display purposes only

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FAMILY BATHROOM

Fitted with a white suite comprising of Villeroy and Boch corner mounted bath with Hans Grohe mixer tap. Villeroy and Boch top flush WC. Villeroy and Boch pedestal sink with Hans Grohe mixer tap. Shaver point. Tiled walls. Tiled floor.

REAR GARDEN

39' x 30' (11.89m x 9.14m)
 Accessed from lounge or from utility room. Leads out onto a paved patio area which extends round to the side of the property. Garden itself is presented in a terraced format retained by sleepers with steps up to a central lawn section. Attractive mature borders retained by sleepers. Outside tap. Outside lighting. External power point. Two metal storage units perfect for multiple storage requirements. Gate which leads to the front of the property.

BEDROOM THREE

White UPVC double glazed window to rear. Single radiator. Wall mounted Daikin air conditioning unit. Fitted storage unit in white high gloss.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
78	82	C	B
Not energy efficient - lower running costs Very energy efficient - lower running costs		Not environmentally friendly - higher CO ₂ emissions Very environmentally friendly - lower CO ₂ emissions	
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

FRONT OF PROPERTY

Block paved driveway which affords parking for at least two vehicles. External power point. EV car charger. External covered gas meter. External covered electric meter. Gated access leading to the rear of property. Lawn section. Border retained by sleepers.

Freehold. Council tax band F - Hertsmere

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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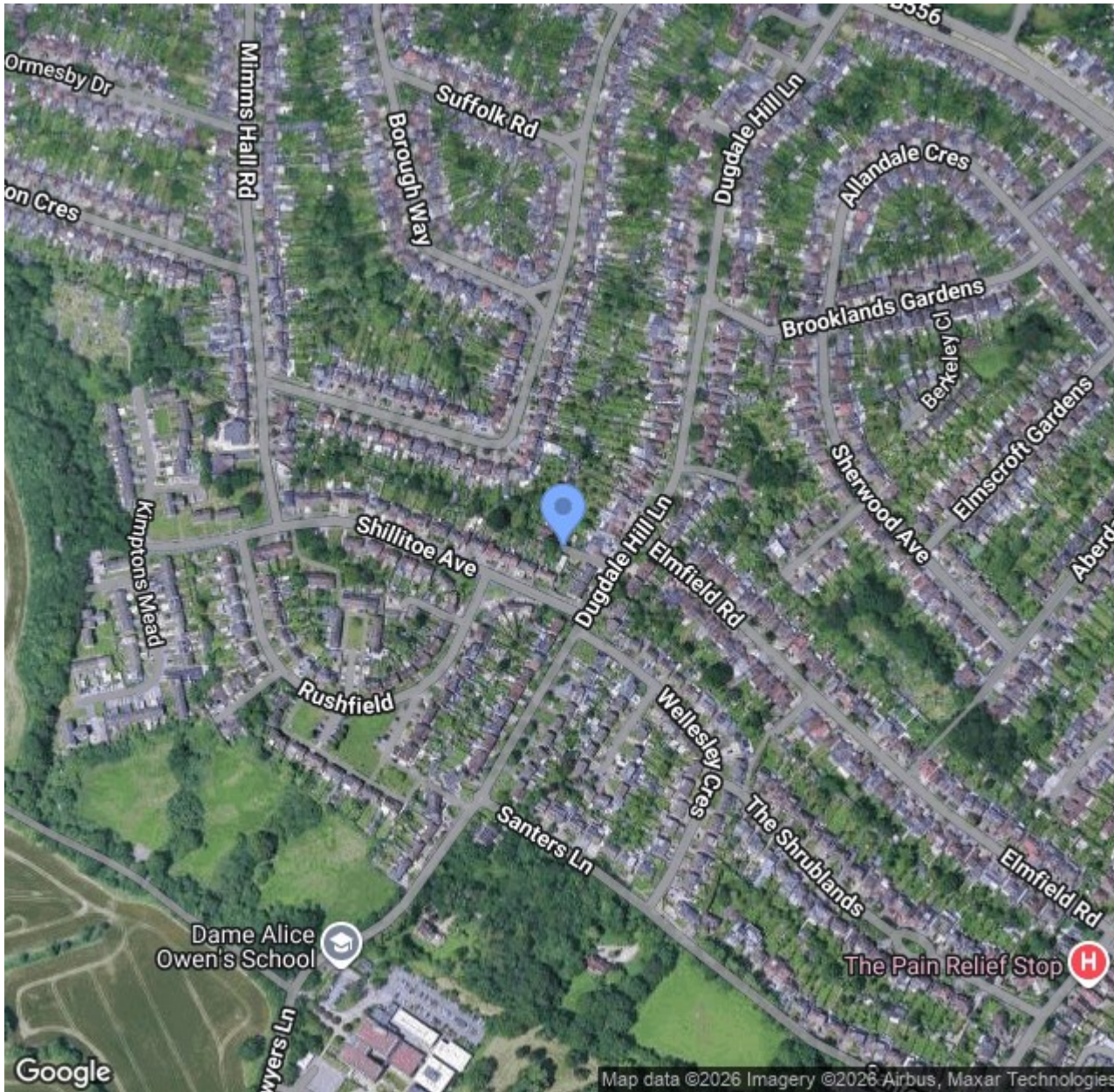
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