



**4 Bed  
House - End  
Terrace  
located in Potters  
Bar**

Offers In Excess Of  
£580,000



**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

Composite front door with central glazed obscure glass panels with obscure Georgian style side light. Opening into:

#### HALLWAY

Straight flight stairs to first floor. Covered radiator. Vinyl plank wood effect flooring. Glazed double doors which lead though to:

#### LOUNGE

Double glazed Georgian style window to front. Georgian style double glazed patio doors to rear. Coving to ceiling. Continuation of flooring. Covered radiator. Cast iron fireplace.

#### GROUND FLOOR BATHROOM

Fitted with a white suite comprising of freestanding bath with floor mounted mixer tap. Walk in shower with fixed glazed screen, wall mounted controls, hand held attachment and rainfall style overhead shower. Sink set within a vanity unit with storage cupboards below and mixer tap. Top flush WC. Tiled walls and tiled floor. Chrome heated towel rail. Double glazed Georgian style obscure glass window to rear. Cupboard which extends under the stairs which houses consumer unit, gas and electric meters.

#### KITCHEN/DINER

Diner section - Double glazed Georgian style window to front. Covered radiator. Continuation of flooring from hallway. Wall mounted TV point.

Kitchen section - Continuation of flooring. Spotlights to ceiling. Fitted with a range of wall, drawer and base units with black quartz working surfaces above and matching upstands. Integrated AEG Electrolux stainless steel oven. Integrated microwave to match. AEG five ring gas hob with stainless steel splashback. Above is a stainless steel extractor. Recessed stainless steel sink and grooved drainer. Space for a large American style fridge freezer. Integrated AEG washing machine. Integrated AEG dishwasher. Worcester boiler that is concealed in one of the kitchen cupboards. Double glazed Georgian style window to rear and casement door to match.

#### FIRST FLOOR LANDING

Oak handrail with glazed balustrade. Access to loft.

#### BEDROOM ONE

Double radiator. Double glazed Georgian style UPVC window to front. Wall mounted TV point.

#### BEDROOM TWO

Double radiator. Double glazed white UPVC Georgian style window to rear.

#### BEDROOM THREE

Single radiator. Double glazed Georgian style UPVC window to rear.

#### BEDROOM FOUR

Double glazed Georgian style window to front. Single radiator. Fitted wardrobes in a light wood with central opaque glazed doors.

#### UTILITY ROOM/STUDY

Double glazed Georgian style white UPVC window to front. Single radiator. Space for a tumble drier.

#### BATHROOM

Fitted with a white suite comprising of bath with glazed bi-folding shower screen, mixer tap, handheld shower attachment and larger rainfall overhead shower head in a black finish. Sink set within a vanity unit with storage cupboards below. Concealed system WC with integrated flush. Heated towel rail with a black finish. Doubled glazed Georgian style obscure glass window to rear. Tiled walls and tiled floor. Spotlights to ceiling.

#### REAR GARDEN

Access from the kitchen or from the lounge. Leading out onto a patio area which is covered by a glazed pergola. Synthetic lawn. Timber shed. Gate access which leads out to the side of the property.



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### FRONT OF THE PROPERTY

Block paved driveway with parking for several vehicles. Outside lighting. Access to the rear of the property via a gate. Views to fields.

Freehold. Council tax band D, Hertsmere council.

### Property Information

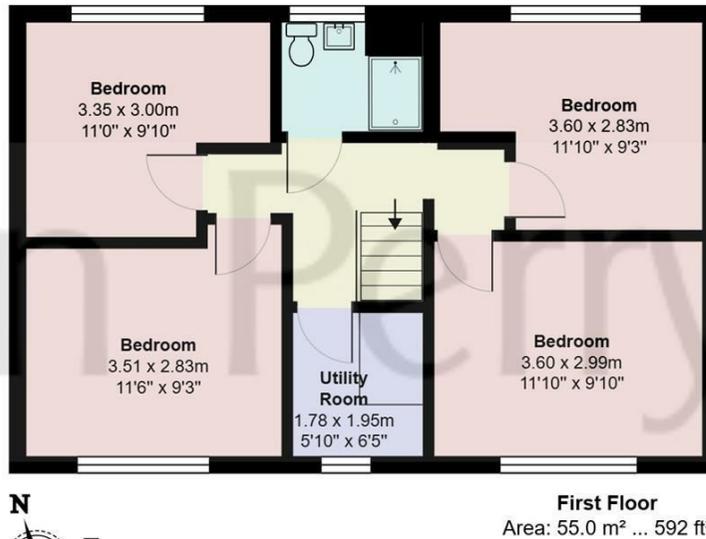
We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have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





9 Cherry Tree Lane, Potters Bar, EN6 2QG





## Cherry Tree Lane, Hertfordshire EN6

Total Area: 113.0 m<sup>2</sup> ... 1216 ft<sup>2</sup>

All measurements are approximate and for display purposes only

# Duncan Perry

### DIRECTIONS

Please refer to google maps using property post code

### CONTACT

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