



St. Teilo St. Albans Road, South Mimms, Herts, EN6 3PW
£1,250,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Available CHAIN FREE is this beautifully presented character home dating back to the early 1900's and retaining many of its original features. Conveniently located in a conservation area with excellent access to the M25 and A1M as well as being a short drive away from Potters Bar main line station with fast service through to Kings Cross. Arranged over three floors the property offers versatile family living space – you are welcomed by an impressive entrance porch/boot room that leads through to a large

lounge to the front of the property together with a second reception room with views to the garden and countryside beyond and this flows through to the kitchen/dining room. A separate utility and WC completes the ground floor. On the next floor are 4 double bedrooms, one being the principal with en-suite and dressing room and there is also a family bathroom with roll top bath and separate shower. On the upper floor is another large double bedroom.



- FIVE BEDROOM CHARACTER HOUSE DATING BACK TO EARLY 1900'S
- CONVENIENTLY LOCATED IN CONSERVATION AREA
- OFFERS VERSATILE FAMILY LIVING SPACE
- SEPARATE LOUNGE
- SECOND RECEPTION ROOM WITH VIEWS TO GARDEN AND COUNTRYSIDE
- KITCHEN / DINING ROOM WITH SEPARATE UTILITY ROOM
- IMPRESSIVE GARDEN WHICH ENJOYS STUNNING COUNTRYSIDE VIEWS
- OUTSIDE KITCHEN AND SEATING AREA
- OFF STREET PARKING AND DOUBLE GARAGE
- TENURE - FREEHOLD. COUNCIL TAX BAND G - HERTSMERE COUNCIL



Glazed Georgian style door with side light opening into

ENTRANCE PORCH / BOOT ROOM

Built in seated storage bench. Exposed brick walls. Tiled floor. Opens through to

HALLWAY

Wooden flooring. Picture rail. Coving to ceiling. Straight flight of stairs to first floor. Under stairs storage cupboard with lighting. Doorway through to

LOUNGE

Coving to ceiling. Double radiator. Double glazed Georgian style bay fronted window to front. Feature cast iron fireplace with inset tiled feature.

RECEPTION TWO

Coving to ceiling. Continuation of flooring. Feature cast iron fireplace with inset tiled feature. Double glazed door to side facing on to garden. Open aspect leading through to

KITCHEN/DINING ROOM

Features wall, drawer and base units in a cream wood finish with quartz working surfaces above and matching upstands. Space for large range style cooker with glazed splashback behind and concealed extractor above. Concealed lighting. Space for American style fridge / freezer. Central peninsular unit with double Butler style sink with mixer tap and grooved drainer. Seating for at least two. Space for dishwasher. Wine cooler. Spotlights to ceiling. Tiled flooring. Under floor heating. Open aspect leading through to



DINING ROOM

Double glazed Georgian style double doors with matching side lights overlooking garden . Continuation of tiled flooring from kitchen. Doorway leading through to

UTILITY ROOM

Space for washing machine and tumble dryer. Stainless steel sink with drainer and mixer tap. Storage cupboards in cream. Wall mounted boiler. Continuation of tiled flooring. Door through to garden. Window overlooking garden. Under floor heating. Doorway through to

W.C.

Continuation of tiled flooring. Top flush W.C. . Countertop sink set on vanity stand with singular taps. Spotlights to ceiling.

FIRST FLOOR LANDING

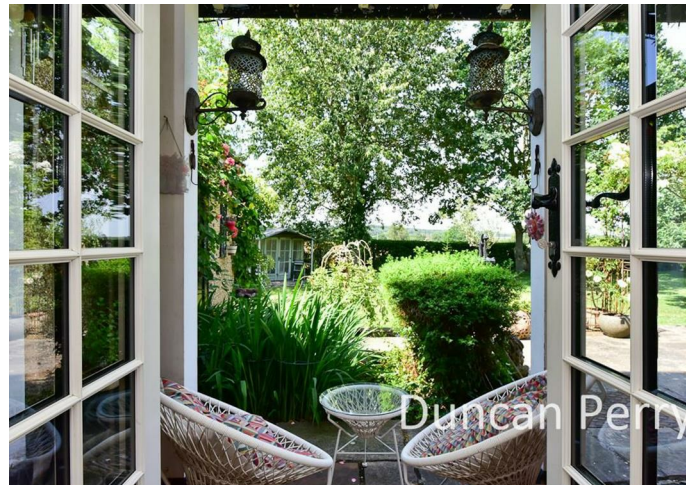
Access to loft. Feature galleried aspect with windows at high level to rear aspect.

BEDROOM

Wooden flooring. Radiator. Double glazed Georgian style window to rear.

BATHROOM

Fitted with a white suite with freestanding roll top bath with side mounted mixer tap and shower attachment. High level cistern / W.C. Corner shower cubicle with glazed doors and wall mounted controls, hand held shower attachment and larger overhead showerhead. Spotlights to ceiling. Tiled floor. Tiled walls. Pedestal sink with singular taps. Shaver points. Chrome heated towel rail. Under floor heating.





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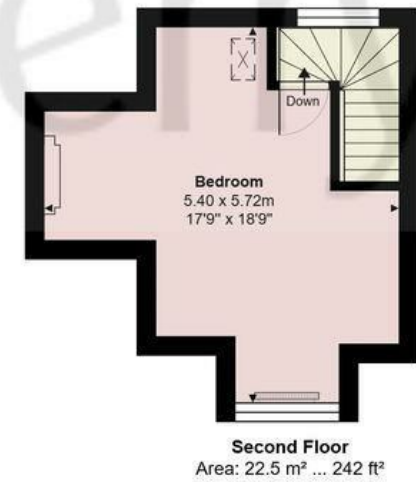
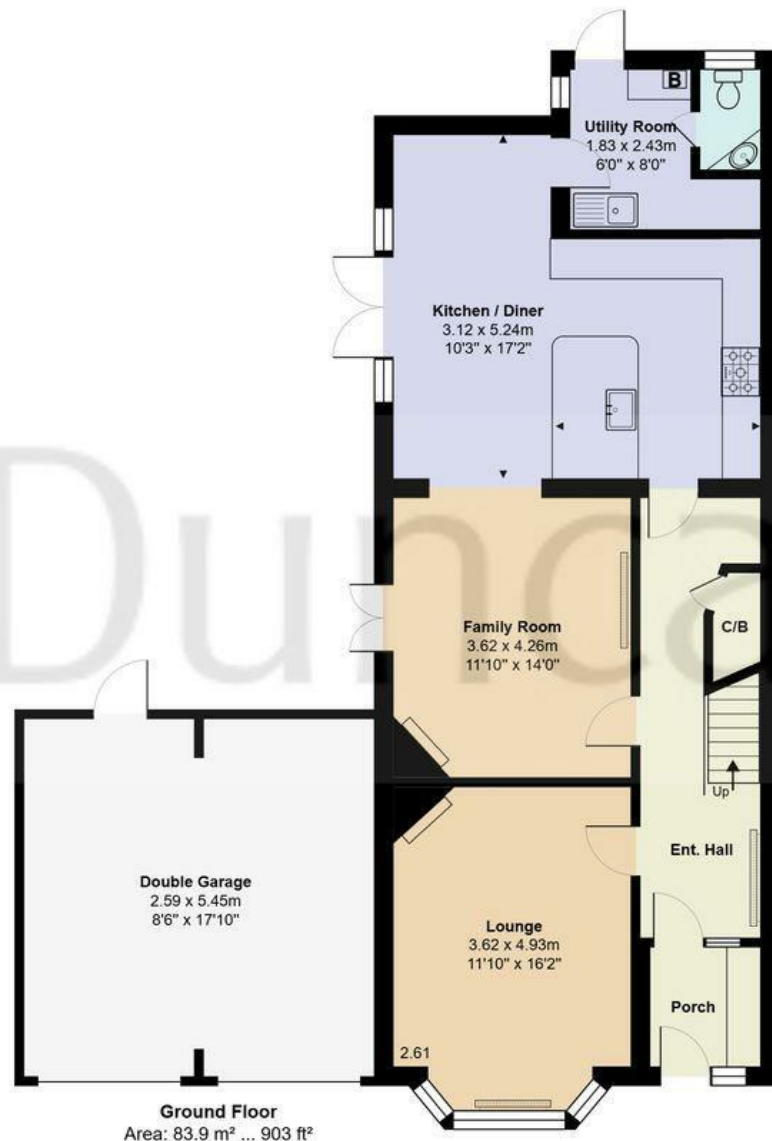
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St Albans Road, Hertfordshire EN6

Total Area: 189.0 m² ... 2034 ft² (excluding double garage)

All measurements are approximate and for display purposes only

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BEDROOM

Double glazed Georgian style window to front. Velux style window to rear. Cast iron feature fireplace.

REAR GARDEN

Accessed via kitchen / diner or 2nd reception. Lead out onto raised patio area which extends fully across the width of the property. Loggia seating area. Steps down to main section of the garden itself which is predominately laid to lawn with established trees and outstanding uninterrupted views across open countryside. External lighting. Timber storage shed. Covered outdoor kitchen / seating area. Ornamental pond. Access via courtesy door onto

DOUBLE GARAGE

Two up and over doors to front. Power and lighting.

FRONT OF PROPERTY

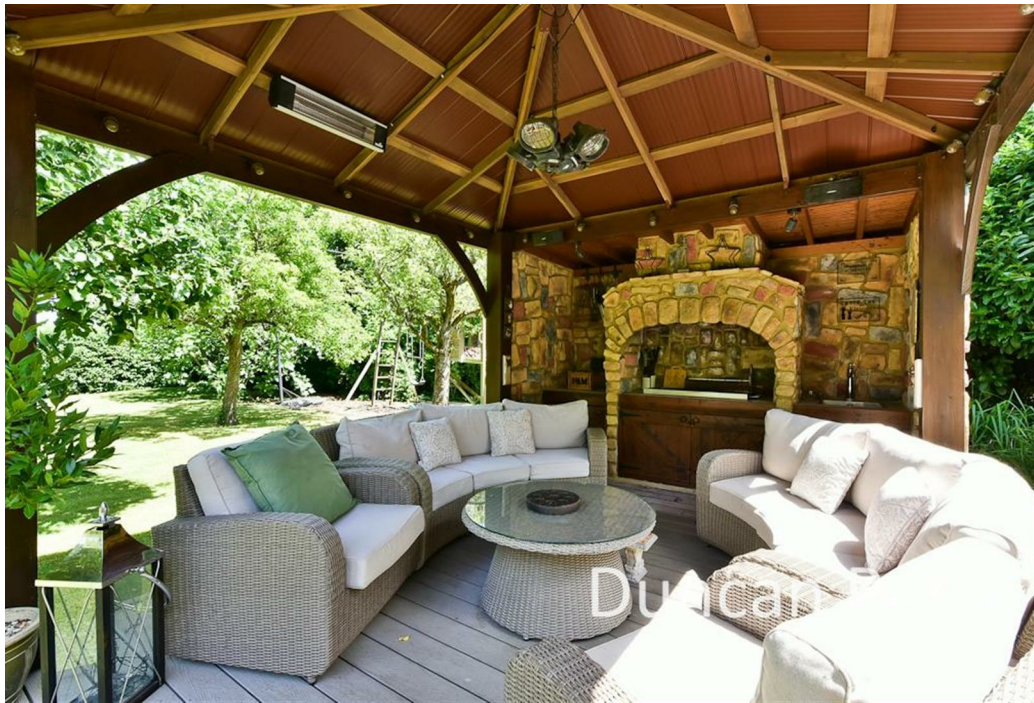
Steps and drive leading down from an elevated position towards property itself. Access to double garage. Lots of off road parking. Attractive planting to front with mature trees and hedging to either side. Countryside views. Gated access leading through to rear garden.

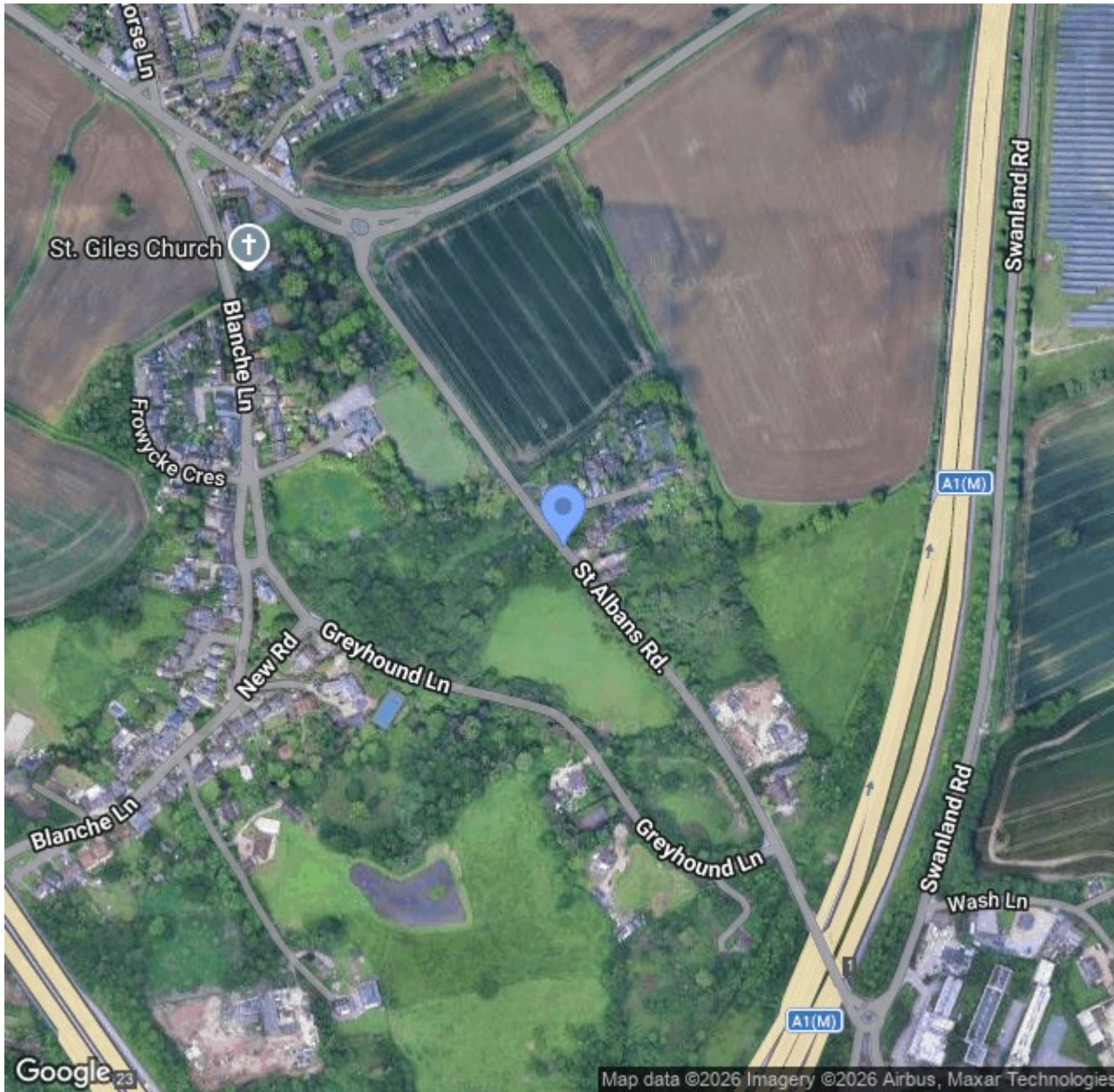
Tenure - Freehold. Council tax band G - Hertsmere Council.



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.





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