

Church Road, Potters Bar, EN6 1ET
£895,000 Freehold (*see note over)

This four bedroom detached house sits on a generous plot and is conveniently located within reach to local schools and Darkes Lane amenities including Potters Bar Mainline Station. The property offers scope to extend (stpp), and benefits from double glazing, gas central heating, dual aspect rooms and a garage with own driveway to the side. Internal viewing is highly recommended.

63 DARKES LANE POTTERS BAR HERTS EN6 1BJ

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ENTRANCE & HALLWAY

Timber entrance door with viewing pane leading into hallway, coved ceiling, doors to lounge, kitchen, family room and cloakroom, stairs ascending to first floor landing. parquet flooring.

KITCHEN 10' 4" x 8' 11" (3.15m x 2.72m) approx

Double glazed window to rear overlooking garden, double glazed door to rear leading out to garden, coved ceiling, granite worktops with a range of matching wall, base & drawer units, 1 1/2 bowl ceramic sink unit with mixer taps and drainer, part tiled walls, integrated slimline dishwasher, space & plumbing for washing machine, integrated fridge/freezer, space for range cooker with chimney style cooker hood above, concealed wall mounted Vaillant combination boiler, tiled floor.



LOUNGE 15' 11" into bay x 11' 5" (4.85m x 3.48m) approx

Dual aspect room with double glazed window to front, two double glazed windows to side, feature fireplace with open fire, coved ceiling, wall lights, two double radiators, parquet flooring, open access to dining room.



DINING ROOM 12' 8" into bay x 11' 5" (3.86m x 3.48m) approx

Dual aspect room with double glazed window to side & rear, double glazed french doors to rear leading out to garden, coved ceiling, two double radiators, parquet flooring.



FAMILY ROOM 17' 9" x 7' 11" (5.41m x 2.41m) approx

Triple aspect room with double glazed windows to front, sides and rear, radiator, built in storage cupboard housing electricity meter and fuseboard.



DOWNSTAIRS CLOAKROOM

Double glazed window to side, low level w.c, wash hand basin.

LANDING

Doors to bedrooms, bathroom, cloakroom and airing cupboard, access to loft space, coved ceiling, stripped floorboards.

BEDROOM 1 12' 8" x 11' 5" (3.86m x 3.48m) approx

Dual aspect room with double glazed windows to front & side, radiator with decorative cover, fitted wardrobe to one wall, stripped floorboards.

**BEDROOM 2** 18' 1" into bay x 11' 5" (5.51m x 3.48m) approx

Dual aspect room with double glazed window to side and double glazed bay window to rear, coved ceiling, radiator.

**BEDROOM 3** 13' 6" x 8' 5" (4.11m x 2.56m) approx

Dual aspect room with double glazed windows to front and side, radiator, stripped floorboards.

BEDROOM 4 8' 11" x 7' 11" (2.72m x 2.41m) approx

Dual aspect room with double glazed windows to rear & side, radiator.

**BATHROOM**

Double glazed window to rear with privacy glass, panel enclosed bath with mixer taps and sprayhead, pedestal wash hand basin, fully tiled walls, heated towel rail.

**SEPARATE W.C**

Double glazed window to rear with privacy glass, low level w.c stripped floorboards.

**REAR GARDEN**

Crazy paved patio area to side of garden, pathway with steps leading up to tiered lawn, mature and well stocked flower & shrub borders, mature trees, gated side access.



FRONT

Tiered lawn areas with tree & shrub borders, pathway leading to front door, own driveway leading to garage.

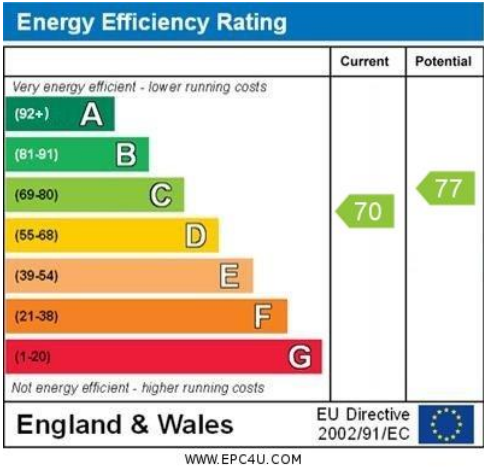


GARAGE

Single detached prefabricated garage located to side with up and over door to front, window to rear.

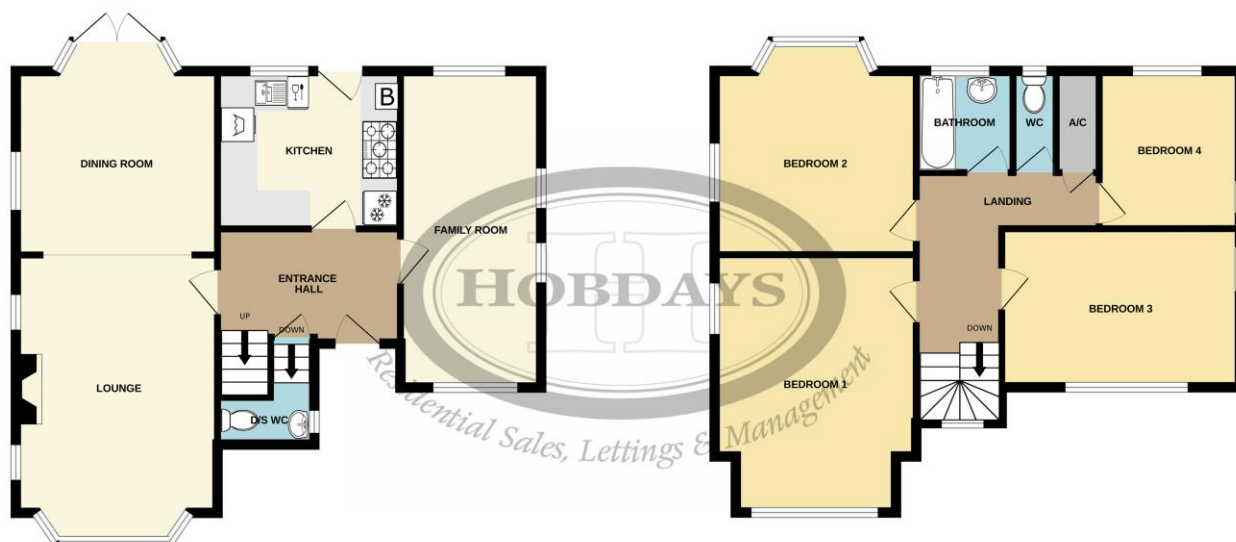


Council Tax Band: G Hertsmere
Parking arrangements: Garage & Driveway
Mains Gas: Yes
Mains Electric: Yes
Mains Water/drainage: Yes
Heating Type: Gas central heating
Surface Water Flood Risk: Very Low Risk
Rivers & The Seas Flood Risk: Very Low Risk
(source: Gov.uk)
Broadband Availability: Standard, Superfast & Ultrafast (FTTP is available and a new ONT may be ordered)
(Source: Ofcom & BT Broadband Availability Checker)
Mobile Availability: Three & Vodaphone - Good outdoor, variable in home. EE - Good outdoor and in home. O2 - Good outdoor.
(Source: Ofcom)



GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.

1ST FLOOR
628 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 1267 sq.ft. (117.7 sq.m.) approx.

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**Viewing strictly by appointment via Hobdays
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