



4 Manor Way, Potters Bar, Herts, EN6 1EE
£1,500,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Situated in this premier road is this magnificent example of an Art Deco property with many exclusive character features including exquisite cornices, skirting boards, sculptured fireplaces and chimney breasts, arch top windows and doors. Unique green glazed roof tiles. Requires some updating. Viewing essential.



- FOUR BEDROOM DETACHED HOUSE
- MAGNIFICENT EXAMPLE OF AN ART DECO PROPERTY
- MANY EXCLUSIVE CHARACTER FEATURES
- INCLUDING EXQUISITE CORNICES, ARCH TOP WINDOWS AND DOORS
- UNIQUE GREEN GLAZED ROOF TILES
- LARGE SOUTH WESTERLY FACING GARDEN
- BLOCK PAVED CARRIAGE DRIVEWAY
- REQUIRING SOME UPDATING
- FREEHOLD. COUNCIL TAX BAND G - HERTSMERE COUNCIL
- VIEWING ESSENTIAL



Feature double width glazed front door with Art Deco portico and fluted pilasters opening into:

ENTRANCE HALL

21'9" x 8'11" (6.64 x 2.74)

Radiator with radiator cover. Window to side. Under stairs cloak cupboard with hanging rail and light. Feature cornice. Feature arch doorways to reception rooms.

LOUNGE

21'1" x 16'4" (6.45 x 4.98)

Feature fireplace with gas coal effect living flame fire and stone hearth with Art Deco sculptured chimney breast and niche. Feature cornice, skirting board and ceiling rose. Wall panelling. Wall lights. Covered radiators. Double width glazed doors with engraved glass to rear. Windows to rear. TV aerial point.

DINING ROOM

14'10" x 14'5" (4.53 x 4.40)

With superb Art Deco feature polish stone fireplace and decorated sculptured chimney breast with statue niche, statue stands and lighting point. Coal or wood burning fireplace. Feature cornice and skirting board. Double radiator. Window to front.

KITCHEN /BREAKFAST ROOM

17'6" x 8'9" (widening to 11'2") (5.34 x 2.69 (widening to 3.42))

Range of high gloss wall and base units featuring cupboards and drawers. Work tops with single drainer sink. Gas hob with extractor hood above. Separate Neff electric double oven and grill. Wood panelled walls. Part tiled walls and tiled floor. Wood panelled ceiling. TV aerial point. Double radiator. Window and casement door to rear. Space for fridge freezer. Space for dishwasher.

UTILITY ROOM

14'1" x 5'10" (4.31 x 1.78)

Space for washing machine and tumble drier. Space for fridge. Large work top and splashback tiling. Double glazed windows to side. Lean to polycarbonate roof. Frosted windows. Casement doors to front and rear.

STUDY

9'11" x 9'4" (3.03 x 2.85)

Window to front. Single radiator. Fitted cupboards.

DOWNSTAIRS SHOWER WET ROOM/CLOAK ROOM

White suite comprising close coupled WC and wall mounted wash basin. Tiled walls and floor. Overhead and hand shower. Ceiling spotlights. Extractor fan. Frosted window to side. Chrome heated towel rail.



FIRST FLOOR GALLERIED LANDING

19'3" x 9'0" (including stairwell) (5.88 x 2.76 (including stairwell))
Approached via turn flight stair case. Half landing. Feature balustrade. Feature cornice. Large engraved glass window to side. Access to loft.

BEDROOM ONE

17'7" x 16'1" (5.37 x 4.91)

Range of fitted wardrobes comprising three double width, one single width and cupboards above. Matching dressing table. Arched window to side. Arched glazed doors to rear balcony. Feature cornice. Feature skirting boards. Double radiator. Covered radiator.

ENSUITE BATHROOM

9'7" x 7'9" (maximum length measurement) (2.93 x 2.37 (maximum length measurement))

Suite comprising bath and shower/mixer. Close coupled WC. Bidet. Pedestal wash basin. Tiled walls and floor. Double radiator. Built in cupboard housing hot water tank. Frosted window to rear.

BEDROOM TWO

15'1" x 11'7" (4.61 x 3.55)

Feature cornice. Feature skirting boards. Double radiator. Two arched windows to front. Arched glazed doorways to front balcony. Doorway to:

BEDROOM THREE

18'5" x 11'3" (5.63 x 3.45)

Fitted wardrobes. Two double radiators. Two arched windows to front. Arched glazed doorway to second larger rear balcony (4.06m x 2.19m).

BEDROOM FOUR

11'9" x 9'4" (3.60 x 2.86)

Dual aspect with two arched windows to front. Arched combined door and windows to large rear side balcony (4.24m x 3.14m). Double radiator. Feature cornice. Feature skirting boards.

BATHROOM

9'10" x 6'5" (3.02 x 1.97)

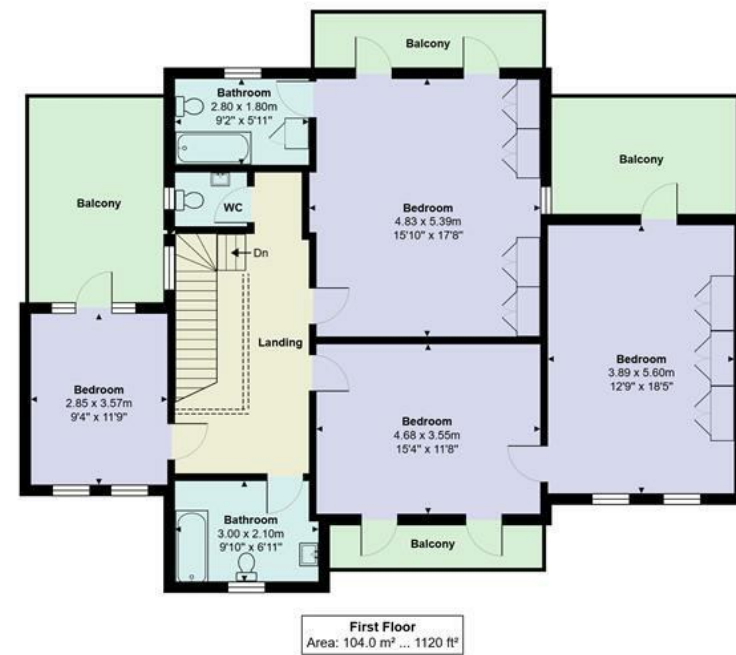
Suite comprising bath with shower/mixer. Close coupled WC. Bidet. Pedestal wash basin. Tiled walls and floor. Window to front. Double radiator.

SEPARATE WC

Coloured suite comprising low flush WC and wall mounted wash basin. Tiled walls and floor. Single radiator.







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Total Area: 263.1 m² ... 2832 ft² (excluding garden, balcony)

All measurements are approximate and for display purposes only



EXTERIOR REAR

173'10" x 249'9" (53 x 76.13)
Backing South West. Starting from the rear of the property with a patio leading to a good sized lawn area. Inset pond area (Currently drained). Crazed patio to the rear of the garden. Well secluded by trees and shrubs including Fig, Plum and Apple trees.



EXTERNAL SIDE

32'2" x 13'6" (9.81 x 4.14)
Crazy paved with good size aluminium framed green house with grape vine. Access to front through wall and archway with gate with mature wisteria.

GARAGE

32'3" x 11'6" (9.84 x 3.51)
Up and over door to front . Lighting and power. Windows and casement door to rear garden.

EXTERIOR FRONT

68'10" x 34'6" (21 x 10.52)
Featuring block paved carriage driveway. Semi circular raised flower and shrub bed with mature Rhododendrons. External lighting points. Further large flower and shrub bed featuring two Magnolia trees. External lighting points on front of house.

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Potential		Current	Potential	
New energy efficient - lower running costs			New environmentally friendly - lower CO ₂ emissions		
95-100	A		100-105	A	
85-95	B		95-100	B	
75-85	C		90-95	C	
65-75	D		85-90	D	
55-65	E		80-85	E	
45-55	F		75-80	F	
35-45	G		70-75	G	
25-35			65-70		
15-25			60-65		
5-15			55-60		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales 2020/21 EPC			England & Wales 2020/21 EPC		

