



**3 Bed
House - Semi-
Detached
located in Potters
Bar**

£550,000



Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Mimms Hall Road
Potters Bar
EN6 3BZ



Frosted double glazed front door opens into

ENTRANCE HALL

Frosted double glazed window to front and side. Telephone point. Single radiator. Laminate wood effect flooring. Under stairs cupboard with gas and electricity meters.

THROUGH LOUNGE / DINING ROOM

24'8 x 10'9

Narrowing to 9'10. Length measurement taken into bay being leaded light double glazing to front. Two double radiators. Wall light points. Fitted gas fire in polished stone surround. Double glazed patio doors to rear. TV aerial point.

KITCHEN

10'7 x 6'4

Range of wall and base units featuring cupboards, drawers and glazed cupboards. Wood effect working surfaces. Tiled splashback. Tile effect floor covering. One and a half bowl sink unit with mixer tap. Space for fridge / freezer, washing machine, dishwasher and gas cooker. Wall mounted vaillant gas central heating boiler. Frosted double glazed window to side. Double glazed window and casement door to rear.

FIRST FLOOR LANDING

Approached from hallway via turn flight of stair case. Access to loft via foldaway ladder and is part boarded. Double glazed window to side.

BEDROOM ONE

13'7 x 9'9

Single radiator. Coving to ceiling. Double glazed leaded light bay window front.

BEDROOM TWO

10'9 x 9'8

Single radiator. Double glazed window to rear.

BEDROOM THREE

7' x 6'7

Leaded light double glazed window to front. Single radiator.

BATHROOM

7'2 x 6'5

White suite comprising bath with mixer tap and shower with folding glass screen. Vanity top wash basin with drawers below. Top flush W.C. Tiled walls and floor. Ceiling spotlights. Chrome heated towel rail. Built in shelf cupboard. Frosted double glazed window to rear.

EXTERIOR REAR

96' x 28'

Backing Easterly. Starting from the rear of the property with crazy paved patio and path. Remainder of the garden is predominately lawn with good sized timber garden shed. Various trees and shrubs.

BRICK BUILT GARAGE

16'9 x 8'4

Power and lighting. Window and casement door to side.

EXTERIOR FRONT

Lawned and shrub area retained by privet hedge. Block paved independent driveway with parking for several vehicles. External lighting point.

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

Property Information

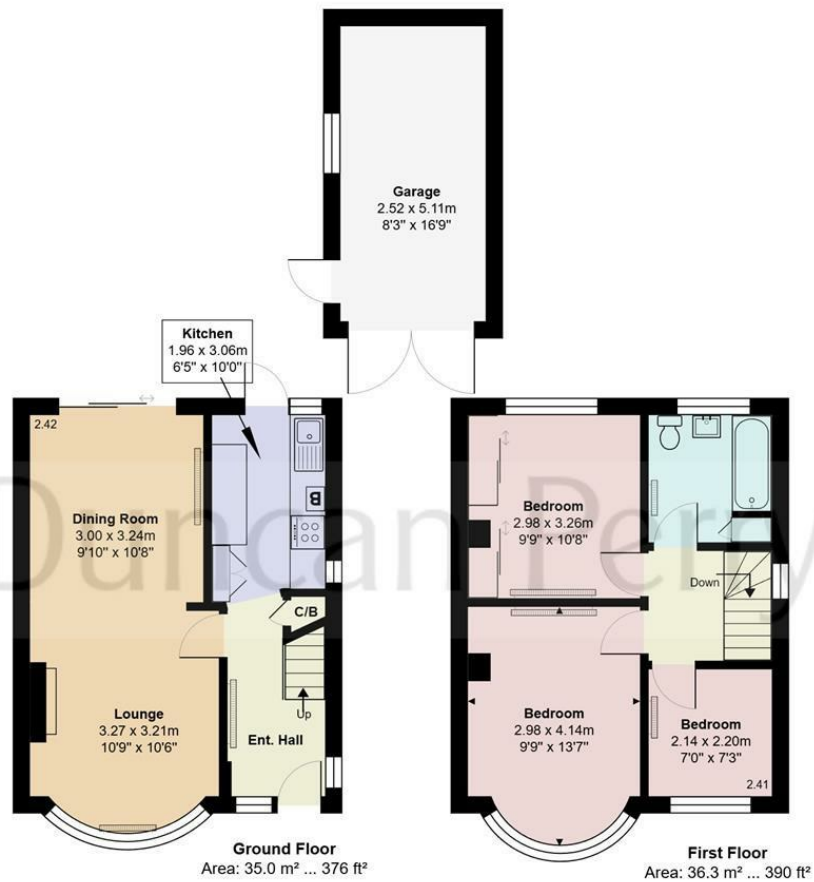
We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have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





32 Mimms Hall Road, Potters Bar, EN6 3BZ





Mimms Hall Road, Hertfordshire EN6

Total Area: 84.1 m² ... 905 ft²

All measurements are approximate and for display purposes only

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

DIRECTIONS

Please refer to Google Maps using postcode.

CONTACT

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