



54 Borough Way, Potters Bar, EN6 3HB
£800,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL
■ PROPERTY MANAGEMENT ■

Duncan Perry offers this fantastically renovated and extended four bedroom semi-detached house. A perfect family home with an open plan lounge/diner/kitchen, downstairs WC and under floor heating. On the first floor there are three double bedrooms and a family bathroom and second floor offers a further double bedroom, en suite WC and

features a Juliette balcony. Outside space offers a large outbuilding/utility which could be used as storage, gym or office. South Westerly 120' garden and off street parking. Situated in Borough Way, close to good schools and amenities. Viewing recommended.



- FOUR BEDROOM SEMI DETACHED HOUSE
- RENOVATED TO A HIGH STANDARD
- EXTENDED DOUBLE STOREY TO REAR AND LOFT CONVERSION
- OPEN PLAN LOUNGE/DINER AND KITCHEN PERFECT FOR FAMILIES
- DOWNSTAIRS WC
- 120' SOUTH WESTERLY GARDEN
- DETACHED OUTBUILDING WITH UTILITY AREA.
- OFF STREET PARKING
- BEAUTIFULLY PRESENTED AND VIEWING RECOMMENDED
- FREEHOLD. COUNCIL TAX BAND E



Grey Aluminium front door with obscure glass panels opening into:

ENTRANCE HALL

Grey aluminium obscure side panel. Turn flight stairs to first floor. Walls are part panelled. Under stairs cupboard housing gas meter, electric meter and consumer unit. Second cupboard housing Vaillant gas boiler and under floor heating manifold.

DOWNSTAIRS WC

White suite comprising top flush WC. Sink set within vanity unit with mixer tap and cupboard below. Tiled splash back. Obscure glazed grey aluminium window to side. Tiled floor and under floor heating. Wall mounted extractor fan.



OPEN PLAN LOUNGE/DINER/ KITCHEN

Lounge section

Wooden floor with under floor heating. Grey bay aluminium window to front. Built in seating to bay with storage below. Media wall with shelving and cupboards below. Spotlights to ceiling.

Diner section

Spotlights to ceiling. Continuation of wooden flooring with under floor heating. Velux style window to rear. Grey aluminium bi folds to rear.

Kitchen section

Grey wall, drawer and base units with quartz working surfaces above. Space for American style fridge freezer. Bosch double oven. Inset Franke stainless steel sink and mixer tap and grooved drainer. Bosch integrated dishwasher. Bosch induction hob and Lamona extractor hood above. Tiled splash back. Spot lights to ceiling. Continuation of wooden floor with under floor heating. Grey aluminium window to rear.

FIRST FLOOR LANDING

White UPVC obscure glass window on stairs.

BEDROOM TWO

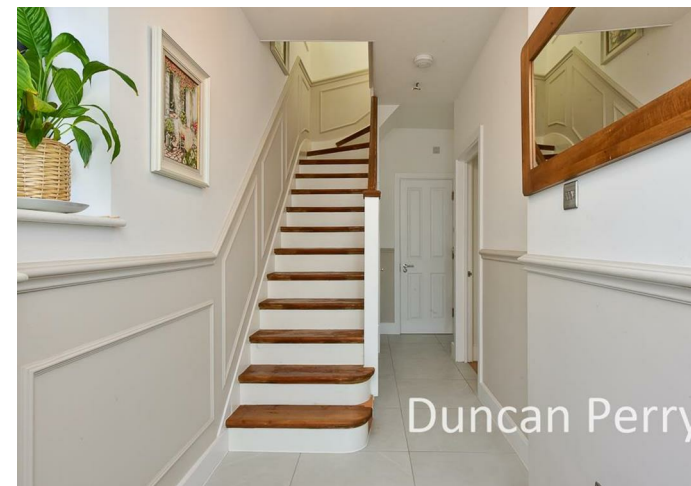
Laminate wood effect flooring. Aluminium grey bay window to front. Two single radiators.

BEDROOM THREE

Laminate wood effect flooring. Single radiator. Spotlights to ceiling. Grey aluminium window to rear.

BEDROOM FOUR

Grey aluminium window to rear. Laminate wood effect flooring. Single radiator.







Borough Way, Hertfordshire EN6

Total Area: 144.1 m² ... 1551 ft²

All measurements are approximate and for display purposes only

Duncan Perry



FAMILY BATHROOM

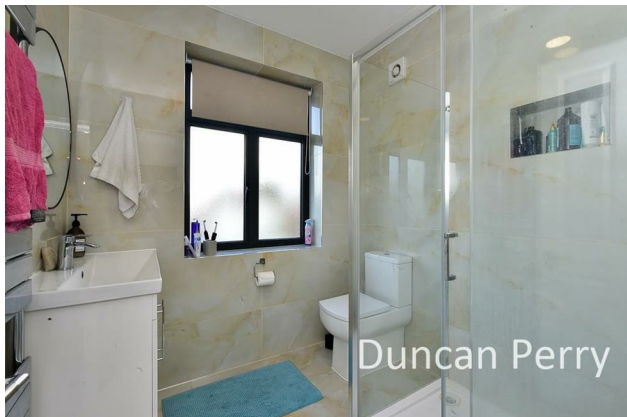
White suite comprising shower base and glazed door. Wall mounted shower and large over head shower. Alcove built in shower. Tiled walls and floor. Top flush WC. Sink set within a vanity unit with mixer tap and cupboards below. Chrome heated towel rail. Grey aluminium obscure glazed window to front. Wall mounted extractor.

SECOND FLOOR LANDING

Turn flight stairs to second floor landing. Grey aluminium obscure glazed window to side.

BEDROOM ONE

Laminate wood effect flooring. Two Velux style windows to front. Grey aluminium French doors with Juliette balcony. Grey aluminium window to rear. Single radiator. Spot lights to ceiling.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Most energy efficient - lower running costs 95-100 A 85-94 B 75-84 C 65-74 D 55-64 E 45-54 F 35-44 G 25-34 H 15-24 I 1-14 J		Most environmentally friendly - lower CO ₂ emissions 100-109 A 90-100 B 80-89 C 70-79 D 60-69 E 50-59 F 40-49 G 30-39 H 20-29 I 10-19 J	
Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC		Not environmentally friendly - higher CO ₂ emissions England & Wales EU Directive 2002/91/EC	

ENSUITE WC

Concealed cistern white WC. White sink set within vanity unit with mixer tap and cupboard below. Tiled splash back. Single radiator. White Velux style window to front.

OUTBUILDING/UTILITY

Large wood clad outbuilding with power and lighting. Space for washing machine. Space for tumble dryer. Wooden door with glazed panel. Grey aluminium window to side. Currently used as a utility and for storage. Could be used for a gym or office.

REAR GARDEN

120 (36.58m)

South Westerly rear garden accessed from kitchen/diner onto a grey Indian sandstone patio. External power point. Two external water points. Behind outbuilding is a further storage shed. Steps up to the main garden which is main laid to lawn with a path. Flower beds to sides with mature shrubs and flowers. Fig, apple, plum and cherry trees. Plantation area at rear. Wooden gate at side to access front of the property.



FRONT OF PROPERTY

Concrete driveway with a shared driveway to rear. Step up to front door. Outside light. Outside tap at side. Wooden gate at side to access rear garden.

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.





