19 Hill Rise, Potters Bar, Herts, EN6 2RX
Offers In Excess Of £710,000

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■ PROPERTY MANAGEMENT ■

Situated on the Southern borders of Potters Bar this larger than average three bedroom semi-detached house features family dining room with separate utility room, lounge, dining room and W.C. on the ground floor. Three good sized bedrooms. Property backs south and is minutes drive of M25, junction 24. Viewing is essential.

- LARGER THAN AVERAGE THREE BEDROOM SEMI-DETACHED HOUSE
- SITUATED ON SOUTHERN BORDERS OF POTTERS BAR
- MINUTES DRIVE TO M25, JUNCTION 24
- FAMILY DINING AREA
- LOUNGE / DINING ROOM
- UTILITY ROOM
- DOWNSTAIRS W.C.
- LARGE 104' X 50' REAR GARDEN BACKING SOUTH
- TENURE - FREEHOLD. COUNCIL TAX BAND E - HERTSMERE COUNCIL
- VIEWING ESSENTIAL

Part double glazed casement front door opens into

ENTRANCE PORCH

Tiled floor. Double glazed window to front. Part double glazed leaded light and stained obscure glass door opens into

ENTRANCE HALL

3'3 x 5'3 (0.99m x 1.60m)

Exposed timber flooring. Concealed double radiator. Obscure double glazed window to front. Under stairs storage cupboard with light housing electricity meter and consumer unit.

DOWNSTAIRS W.C.

Modern white suite comprising wall mounted wash basin with cascade mixer tap and top flush W.C. Obscure double glazed window to front. Tiled walls and floor. Heated towel rail.

LOUNGE

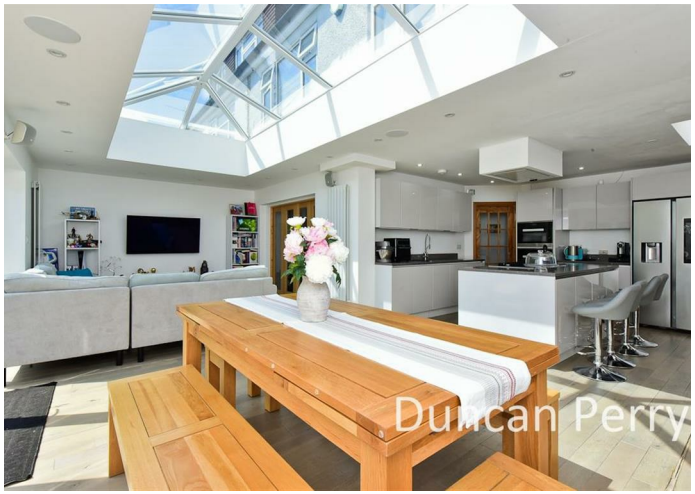
14' x 11'10 (4.27m x 3.61m)

Feature exposed timber flooring. Open fireplace. Single radiator. Double glazed window to front. Open archway to

DINING ROOM / STUDY

11'10 x 11'10 (3.61m x 3.61m)

Continuing exposed timber flooring. Single radiator. Wall light point. Glazed bi-fold doors opening into



KITCHEN / FAMILY DINING AREA

26'5 x 25'2 (8.05m x 7.67m)
Shortening to 15'3 and narrowing to 12'7 being L-shaped.

Kitchen area
Range of German wall and base units in high gloss grey combined with granite worktops and upstand. Miele 4-ring gas burner with wok burner and extractor hood above. Miele fan and steam oven and separate Miele combination oven. Integrated Miele dishwasher. Space and plumbing for American style fridge / freezer. Inset stainless steel sink with mirrored glass covers. LED downlighters and ceiling lights. Oak flooring. Electric opening ceiling dome. Wall mounted feature radiator.

Family dining area
Continuing oak flooring. Two further feature radiators. Fujitsu air conditioning fan unit. Integrated ceiling LED spotlights and speakers. Six panel bi-fold centre opening double glazed doors to rear. Built in wall mounted media centre. Large 16'4 x 6'6 double glazed aluminium coated ceiling dome.

UTILITY ROOM

14'3 x 6' (4.34m x 1.83m)
Laminate wood effect flooring. Double width casement doors to front. Wall mounted Valliant gas central heating boiler. Wall mounted gas meter. Two ceiling domes. Ceiling spotlights. Plumbing for future shower room featuring wash basin. shower and W.C with extractor fan. Space and plumbing for washing machine and tumble dryer.

N.B. Utility room is plumbed and has planning permission for a full downstairs bathroom.

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PASTA MAKER
imperia
KÄRCHER
WV6
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JASPER
COVENT GARDEN
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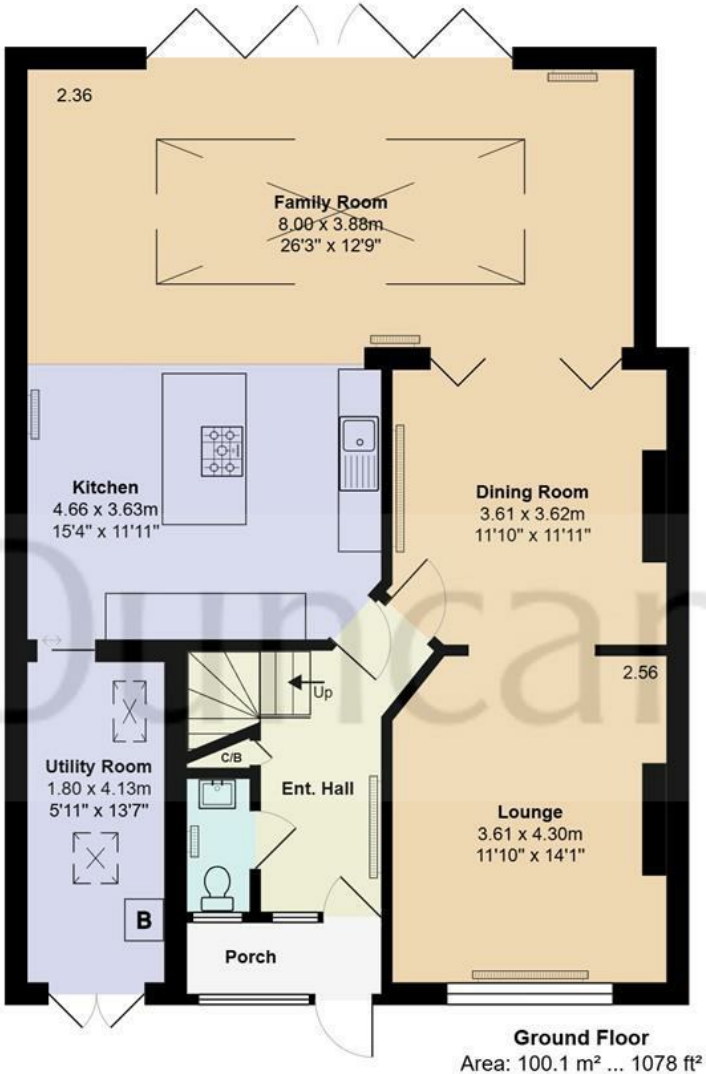
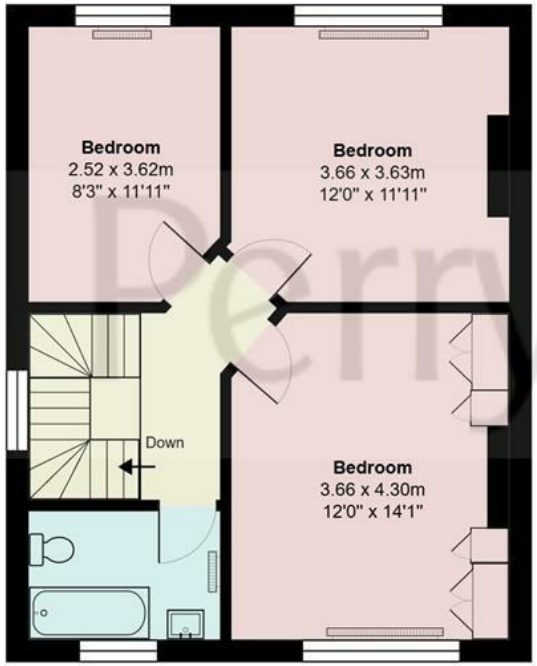


Ground Floor
Area: 100.1 m² ... 1078 ft²



First Floor
Area: 51.2 m² ... 551 ft²

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Hill Rise, Hertfordshire EN6

Total Area: 151.3 m² ... 1629 ft²

All measurements are approximate and for display purposes only

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FIRST FLOOR LANDING

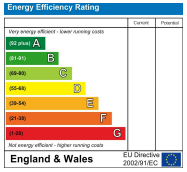
Approached via turn flight stair case from hallway with stripped riser and tread boards. Exposed timber flooring. Double glazed frosted window to side. Access to loft via aluminium foldaway ladder. Loft is part boarded.

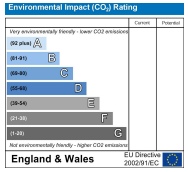
BEDROOM ONE

14' x 11' (4.27m x 3.35m)
Exposed timber flooring. Single radiator. Double glazed window to front. Fitted wardrobes comprising two double width and one single width with hanging rails and shelving.

BEDROOM TWO

12' x 12' (3.66m x 3.66m)
Exposed timber flooring. Single radiator. Double glazed window to rear with views across open fields.





BEDROOM THREE

12' x 8'5 (3.66m x 2.57m)

Exposed timber flooring. Double radiator. Double glazed window to rear with views over fields.

BATHROOM

8'4 x 5'6 (2.54m x 1.68m)

White suite comprising bath with mixer tap. Separate shower with overhead and hand shower. Pedestal wash basin and top flush W.C. Tiled walls and floor. LED ceiling spotlights. Extractor fan. Heated towel rail. Obscure double glazed window to front.

EXTERIOR REAR

104' x 50' (31.70m x 15.24m)

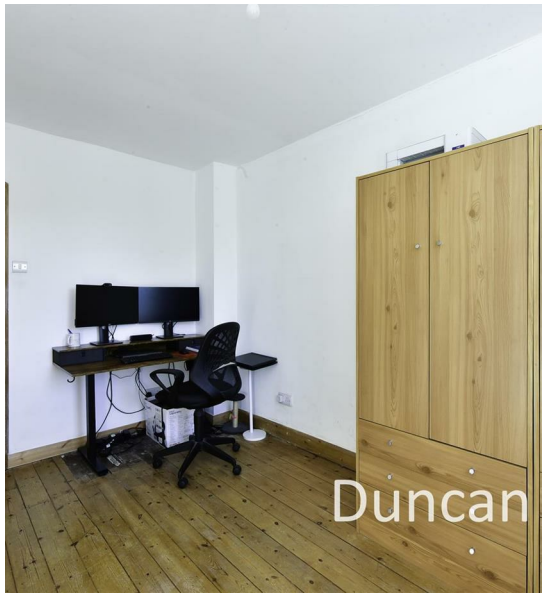
Backing south. Starting from rear of property with full width sandstone patio. External power and lighting points. External water point. Patio lights. Remainder of garden is predominately laid to lawn with mature apple tree and various shrubs. Conifer tree to the end of garden.

EXTERIOR FRONT

Mainly block paved with flower and shrub bed to front obtained by wall. External car charging point and lighting points.

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.

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