



**41 Allandale Crescent, Potters Bar, Herts, EN6 2JZ**  
Offers In Excess Of £575,000

Three bedroom semi detached house situated in popular location walking distance to shops, station and good schools. Double glazing & electric heating. Easterly facing rear garden. Private driveway with garage. Requires refurbishment throughout but offers huge potential to extend (STPP). Chain free. Viewing recommended.



- THREE BEDROOM SEMI DETACHED HOUSE
- OFFERED CHAIN FREE
- THROUGH LOUNGE / DINER
- DOWNSTAIRS W.C.
- GARAGE AND DRIVEWAY
- SITUATED IN POPULAR LOCATION WALKING DISTANCE TO SHOPS, STATION AND SCHOOLS
- EASTERLY FACING REAR GARDEN
- OFFERS HUGE POTENTIAL TO EXTEND (STPP)
- TENURE - FREEHOLD. COUNCIL TAX BAND E - HERTSMERE COUNCIL
- VIEWING RECOMMENDED



Composite front door with glass panels. Opens into

### HALLWAY

Coving to ceiling. Under stairs cupboard housing electricity meters and consumer unit. Electric storage heater. Turn flight of stairs to first floor.

### DOWNSTAIRS W.C.

White suite comprising close coupled W.C. Corner wash basin with mixer tap. White UPVC double glazed obscure glass window to front.

### THROUGH LOUNGE / DINER

Coving to ceiling. Two electric storage heaters. Fitted storage unit and shelving. Electric fire place with wooden mantle and tiled hearth. White UPVC double glazed leaded light window to front. Double glazed white UPVC window to rear overlooking the lean to.

### KITCHEN

Features wood effect wall and base units with cream working surfaces above. Tiled splashbacks. Stainless steel sink and drainer with singular taps. Electric storage heater. Laminate flooring. Space for cooker. Space for washing machine. Space for fridge / freezer. Two white UPVC double glazed windows to side. White UPVC double glazed door leading to lean to.

### LEAN TO

Wooden structure with windows to three sides. Access door to side and rear. Laminate tiled flooring.

### FIRST FLOOR LANDING

Hand rail. Coving to ceiling. White UPVC double glazed leaded light window to front. Loft hatch.



## BEDROOM ONE

Coving to ceiling. Electric storage heater. White UPVC double glazed window to rear.

## BEDROOM TWO

Coving to ceiling. Fitted wardrobes in white with bridging unit and matching bedside tables. Electric storage heater. White UPVC double glazed leaded light window to front.

## BEDROOM THREE

Coving to ceiling. Electric storage heater. Storage cupboard housing water tank and rack shelving. Wall mounted shelving. White UPVC double glazed window to rear.

## BATHROOM

Suite comprising bath with singular taps and grab handles. Overhead shower attachment with wall mounted controls. Sink with mixers tap and cupboards below Medicine cupboard. Ceiling extractor. Dimplex electric wall mounted heater. White UPVC double glazed obscure glass window to side.

## SEPARATE W.C.

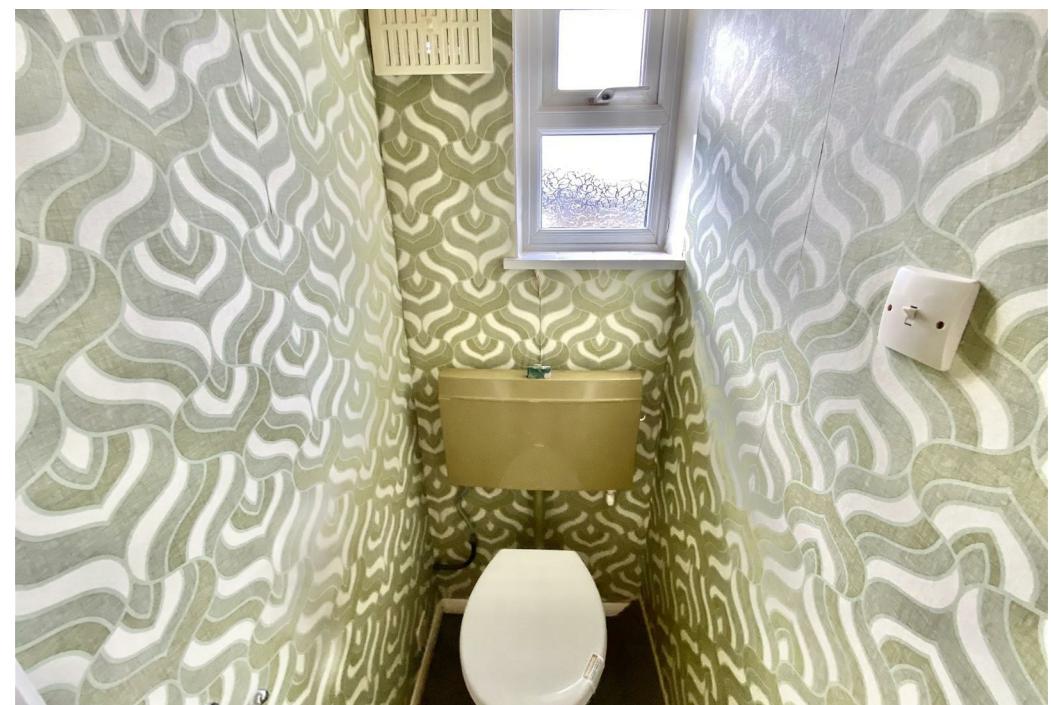
White W.C. White double glazed obscure glass window to side.

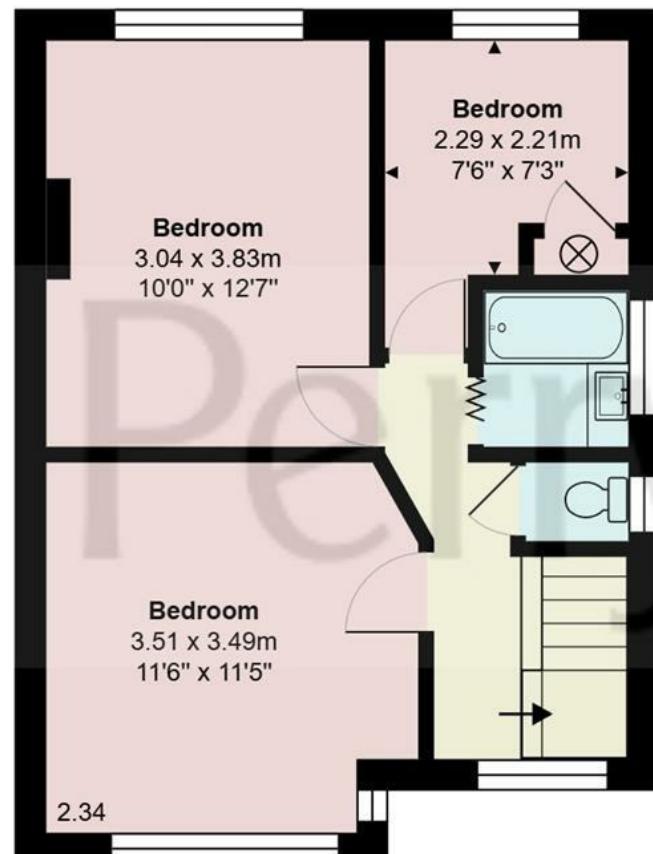
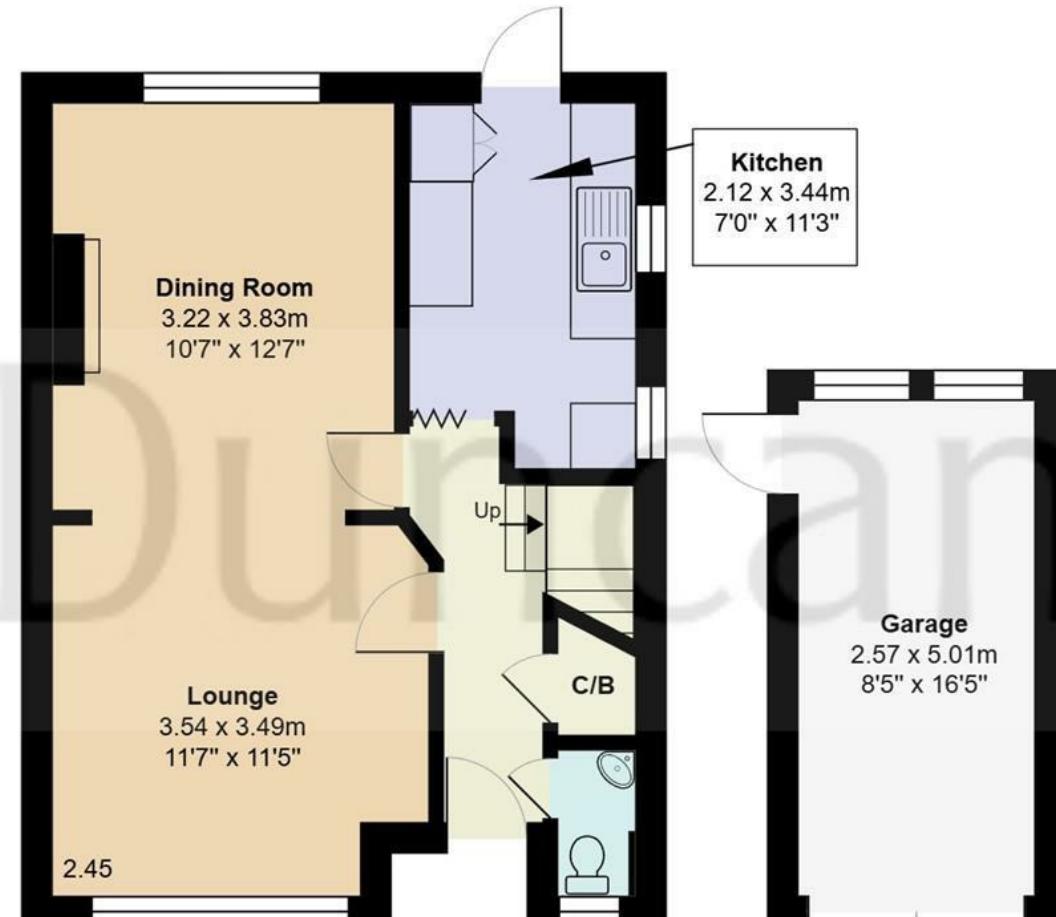
## REAR GARDEN

100' approx (30.48m approx)

Easterly facing. Accessed via lean to. From rear of property leading out on to small patio area. Steps down to main part of the garden which is predominately laid to lawn with plant and shrub borders. Pathway to rear of garden. Access to side of property with gated access to front. External tap. Timber shed. Courtesy door to garage.







## Allandale Crescent, Hertfordshire EN6

Total Area: 78.9 m<sup>2</sup> ... 849 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

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dwarf wall with plants and shrub borders. Access to side of property via wooden gate. Access to garage via barn style doors.

## GARAGE

Barn style doors to front. Windows to side. Courtesy door leading to side of property.

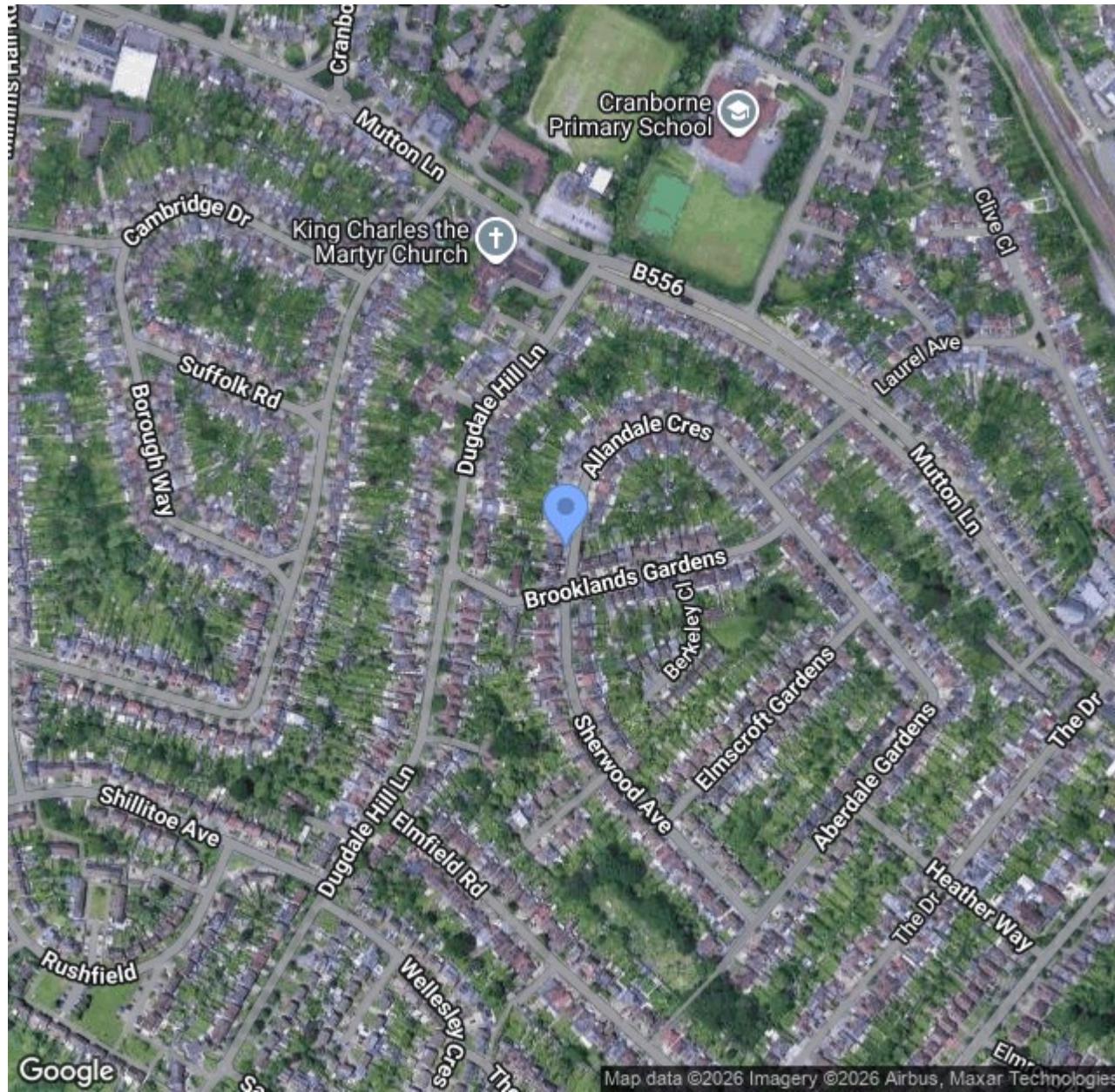
## FRONT OF PROPERTY

Paved driveway with parking for one to two vehicles. Garden area retained by



Energy Efficiency Rating		
	Current	Proposed
Very energy efficient - low running costs		
99-100 A		
90-90 B		
80-80 C		
70-70 D		
60-60 E		
50-50 F		
40-40 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Proposed
Very environmentally friendly - lower CO <sub>2</sub> emissions		
99-100 A		
80-80 B		
70-70 C		
60-60 D		
50-50 E		
40-40 F		
30-30 G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		



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