



5 Hill Rise, Potters Bar, Herts, EN6 2RX
£685,995

Duncan Perry
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We are pleased to offer for sale this well presented 4 bedroom home conveniently located with excellent access to M25 and other local amenities. The property features include lounge, dining room, kitchen and cloakroom, on the next floor are three good size bedrooms with family bathroom, and on the next floor is a large bedroom

together with a modern shower room. Externally there is an attractive south facing garden and to the front plenty of off street parking.



- FOUR BEDROOM SEMI DETACHED HOUSE
- SOUTHERLY ASPECT 90' GARDEN
- THROUGH LOUNGE/DINER
- BATHROOM AND SEPARATE SHOWER ROOM
- DOWNSTAIRS WC
- LARGE DRIVE FOR OFF STREET PARKING
- CLOSE TO SHOPS
- POTENTIAL TO EXTEND STPP
- FREEHOLD
- COUNCIL TAX BAND E - HERTSMERE COUNCIL



Composite front door with obscure glass glazed semi circular panel and a matching side light. Opening into:

HALLWAY

Radiator. Picture rail. Turn flight stairs to first floor. Under stairs storage cupboard which houses consumer unit and electricity meter.

CLOAKROOM

Features a white suite comprising of WC with top flush. Sink set within a vanity unit with mixer tap and storage cupboards below. Single radiator. White UPVC obscure glass window to side. Tiled walls. Tiled floor.

LOUNGE

Features coving to ceiling. Double glazed window to front with top openers. Single radiator. Feature electric fireplace. Open aspect which leads through to:

DINING ROOM

Coving to ceiling. Radiator. Double glazed casement doors to rear with matching side lights.

KITCHEN

Features a range of wall, drawer and base units in grey with black working surfaces above. Tiled splashbacks. Space for a dishwasher. Space for a washing machine. Space for tumble dryer. Space for free standing fridge/freezer. Stainless steel sink, drainer and mixed tap. British gas boiler concealed within one of the kitchen units. Double glazed window to rear. Obscure glass double glazed window to side. Casement door with obscure glass. Double radiator

FIRST FLOOR LANDING

Double glazed obscure glass window to side.

BEDROOM

Picture rail. Double glazed window to front. Fitted wardrobes with central mirrored section. Single radiator.

BEDROOM

White UPVC double glazed window to rear. Single radiator. Picture rail. Wall mounted tv point.



BEDROOM

Picture rail. White UPVC window to rear. Single radiator. Airing cupboard housing hot water cylinder and rack shelving.

BATHROOM

White suite comprising of bath with mixer tap and a wall mounted Triton shower with bi-folding shower screen. Top flush WC. Pedestal sink with mixer tap. Single radiator. Double glazed obscure glass window to front. Tiled walls.

Stairs to top floor and at mid point is a double glazed obscure glass window to side.

SHOWER ROOM

Features a suite comprising corner shower cubicle with wall mounted shower controls. Fixed overhead shower and separate hand held attachment. Sink with mixer tap set within a vanity unit with storage cupboard and drawers below. Top flush WC. Single radiator. Ceiling mounted extractor. White UPVC obscure glass double glazed window to rear. Tiled walls and tiled floor.

BEDROOM

White UPVC double glazed window to rear. Single radiator. Separate access to a large eaves storage area which has lighting and is boarded.

REAR GARDEN

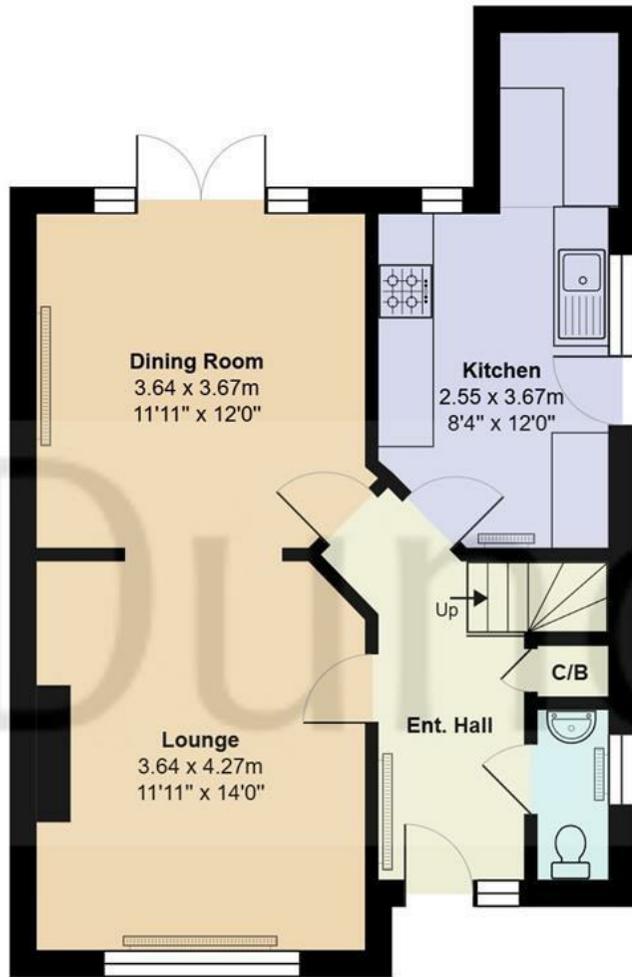
90' x 30' (27.43m x 9.14m)

Accessed from dining room or from kitchen leading out onto a large patio area laid in Indian sandstone. External lighting. Step down to a block paved area which leads round to the side of the property where there is further lighting and an outside tap. Gated access to front. Covered gas meter. Steps up to kitchen door.

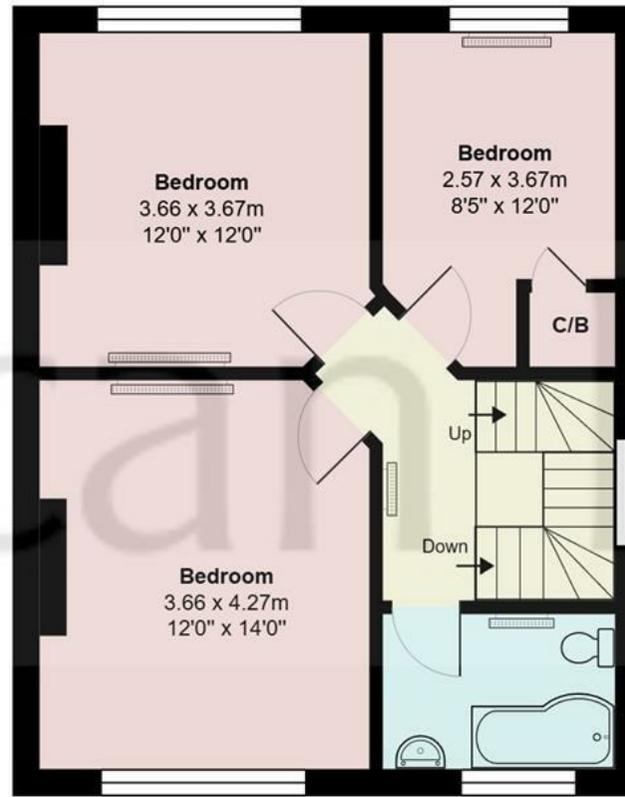
Garden faces South. Features a central lawn area, divided into two sections. Borders to either side with mixed planting and also to rear. At rear there is also a timber shed and a smaller timber storage unit. Further metal storage unit.







Ground Floor
Area: 51.8 m² ... 557 ft²



First Floor
Area: 51.6 m² ... 555 ft²



Second Floor
Area: 30.0 m² ... 323 ft²

Hill Rise, Hertfordshire EN6

Total Area: 133.4 m² ... 1436 ft²

All measurements are approximate and for display purposes only

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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.

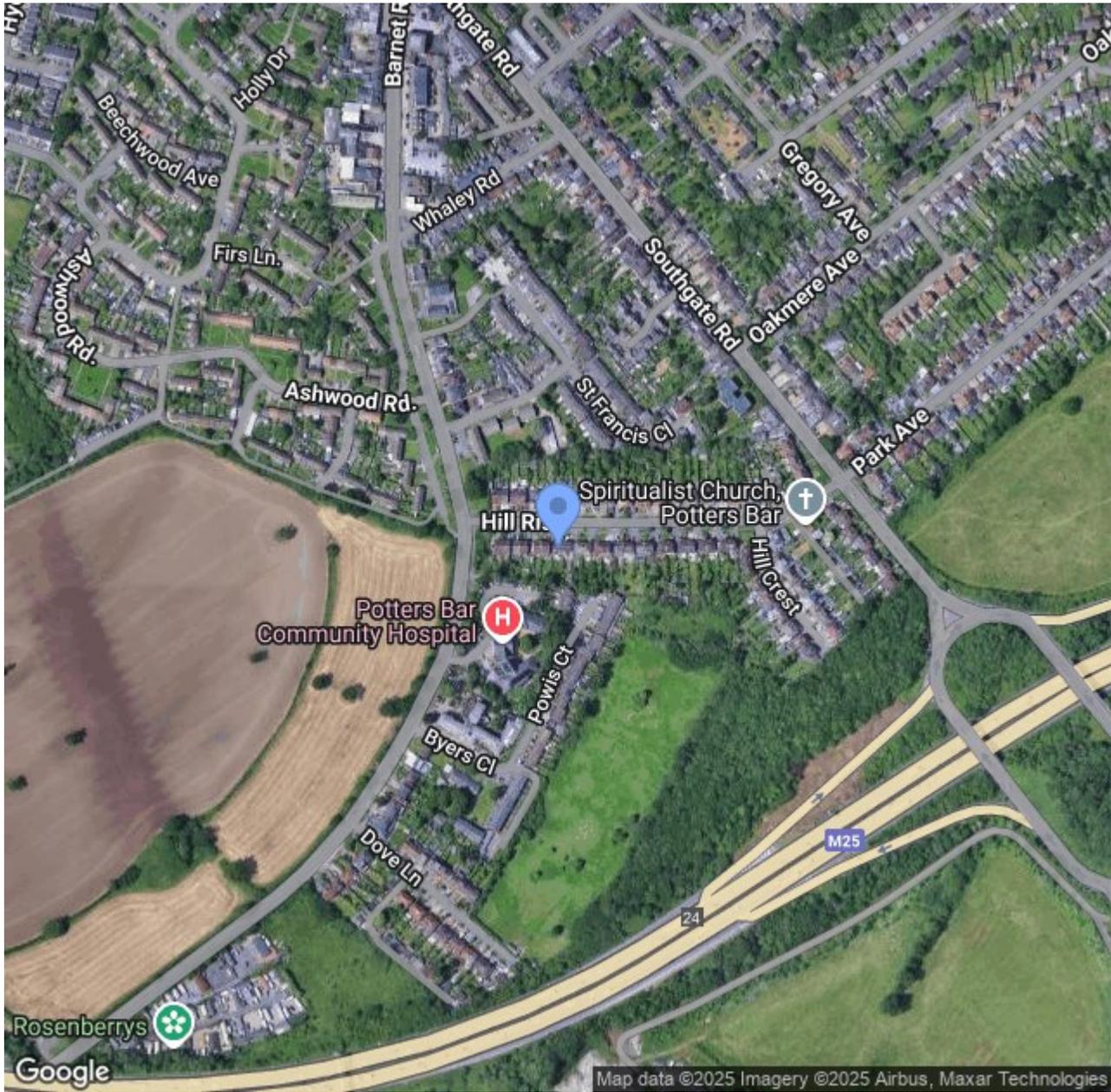
FRONT OF PROPERTY

Large blocked paved driveway. Wall to front. Retained border. Gated access which leads to the side of the property. Step up to the front door. External lighting . Open porch.

Tenure - freehold
 Council tax band e - Hertsmere Council



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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