



**3 Bed  
House - Terraced  
located in Potters  
Bar**

**£499,000**



**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

Frampton Road  
Potters Bar  
EN6 1JF

Panelled front door with spy hole opens into:

#### LOUNGE

12'4 x 12'2

Feature exposed brick chimney breast with open fireplace. Double glazed bay window to front. Exposed timber flooring. Double radiator.

#### DINING ROOM

12'2 x 10'

Double radiator. Double glazed window to rear. Frosted double glazed windows to side. Exposed timber flooring. Under stairs storage cupboard housing electricity consumer unit and light.

#### KITCHEN

9'4 x 9'2

Range of wall and base units featuring cupboards and drawers. Granite effect working surfaces with four ring gas hob. Extractor hood above and fan oven below. Space for washing machine. Space for dishwasher. Integrated fridge freezer. Single drainer stainless steel sink. Double glazed window to side. Laminate wood effect flooring.

#### REAR LOBBY

Fluted double glazed casement door to side giving access to garden.

#### BATHROOM

10'1 x 6'8

White suite comprising bath with mixer tap, Triton electric shower and glass shower screen. Pedestal wash basin. Top flush WC. Double radiator. Frosted double glazed window to side. Tiled splashbacks. Built in cupboard housing hot water tank, wooden slat shelving and wall mounted Baxi gas central heating boiler.

#### FIRST FLOOR LANDING

Approached via straight flight staircase. Frosted double glazed window to side. Access to loft.

#### BEDROOM ONE

15'7 x 9'9 (widening to 13'1)

Measurements to back of fitted wardrobes being two double widths with cupboards above. Single radiator. Two double glazed window to front.

#### BEDROOM TWO

12'1 x 10'

Single radiator. Double glazed window to rear.

#### BEDROOM THREE

9'2 x 9'1

Double radiator. Double glazed window to side.

#### EXTERIOR REAR

52' x 16'3

Starting from the rear of the property with a block paved patio leading to paved patio leading to small lawn area. Secluded by timber fence panels and mature conifer tree to rear. External water point. Two brick built storage sheds attached to main rear extension with outside access. Access to front via tunnel through the property and a timber gate.

#### EXTERIOR FRONT

Gravelled front garden with low retaining wall. External light point.

Freehold. Council tax band E - Welwyn and Hatfield council

#### Property Information

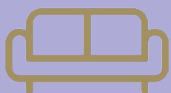
We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have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



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1



2



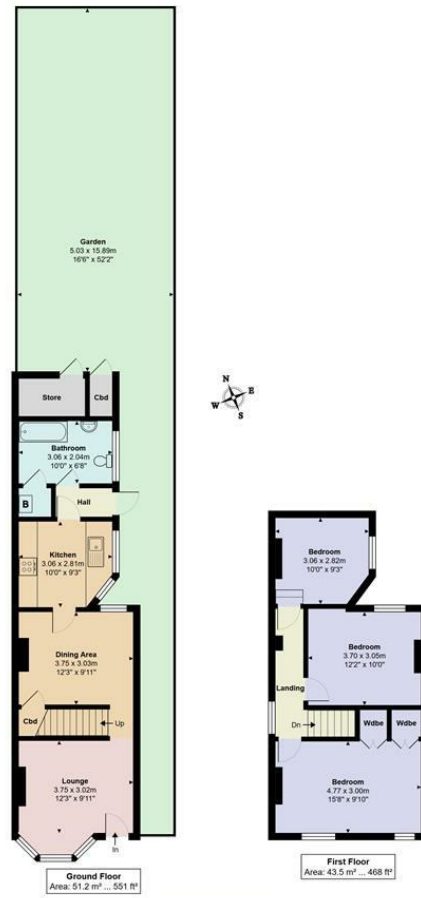
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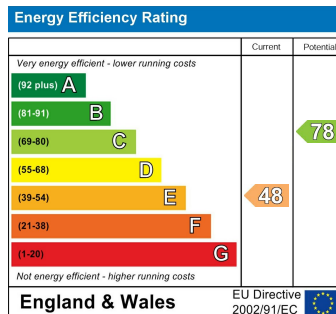
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Frampton Road, Little Heath, Potters Bar, EN6 1JF

Total Area: 94.7 m<sup>2</sup> ... 1019 ft<sup>2</sup> (excluding garden)  
All measurements are approximate and for display purposes only.



## DIRECTIONS

Please refer to google maps using property postcode

## CONTACT

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