

44 Highview Gardens, Potters Bar, EN6 5PQ
£600,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL
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Situated in the charming area of Highview Gardens, Potters Bar, this delightful semi-detached house offers a perfect blend of character and modern living. Built in 1930, the property has been thoughtfully extended, providing ample space for families or those seeking a comfortable home.

With 1,129 square feet of living space, the house features two inviting reception rooms, ideal for entertaining guests or enjoying quiet family evenings. There are three well-proportioned bedrooms and family bathroom.

One of the standout features of this property is its potential for further extension, STPP. This presents an exciting opportunity for buyers looking to personalise their home and increase its value.

In summary, this semi-detached house in Highview Gardens is a wonderful opportunity to acquire a spacious family home with the potential for further development. Don't miss the chance to make this charming property your own.



- THREE BEDROOM SEMI DETACHED HOUSE
- LOUNGE
- THROUGH DINING ROOM/ FAMILY ROOM
- KITCHEN
- TIMBER FRAMED UTILITY AREA
- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM
- OFF STREET PARKING
- POTENTIAL TO EXTEND STPP
- FREEHOLD. COUNCIL TAX BAND E - HERTSMERE COUNCIL



White UPVC door with obscure glazed central panel opens into:

HALLWAY

White UPVC obscure glazed window to side. Wooden floor. Single radiator. Picture rail. Turn flight stairs to first floor. Under stairs cupboard housing electric meter, gas meter and consumer unit.

LOUNGE

Picture rail. Wooden floor. Single radiator. Limestone fireplace surround and mantel housing gas fire. Half bay white UPVC window to front.

DINING ROOM/FAMILY ROOM

Dining room section
Wooden floor. Picture rail. Single radiator.

Family room section
Single radiator. White UPVC window to side. Wooden floor. Picture rail. White UPVC french doors opening onto garden with side white UPVC windows and top openers.

KITCHEN

Range of wall, drawer and base units in white and complimenting wood effect working surfaces above. Four ring stainless steel gas hot with stainless steel extractor hood above. Bosch stainless steel electric fan oven below. Stainless steel two bowl inset sink with mixer tap. Metro tile splash back. Space for dishwasher. Space for fridge freezer. Lino flooring.

TIMBER FRAMED UTILITY AREA

Space for washing machine and tumble dryer. Wall cupboards for storage. Space for American fridge freezer (Or alternately door behind can be opened up for side access). Wooden floor. Wooden door with glazed panel to rear.







FIRST FLOOR LANDING

Accessed from turn flight stairs from ground floor. Large white UPVC obscure glass window to side, Loft hatch, loft is part boarded.

BEDROOM ONE

Part bay white UPVC window to front. Double radiator, Picture rail. Fitted wardrobes with hanging rail and shelving. Fitted matching chest of drawers.

BEDROOM TWO

Laminate wood effect flooring. Picture rail. White UPVC window to rear. Double radiator.

BEDROOM THREE

Laminate wood effect flooring. White UPVC window to rear. Single radiator.

BATHROOM

White suite comprising bath with mixer tap and wall mounted shower attachment. Pedestal sink with mixer tap. Top flush WC. White UPVC obscure glass corner window to front and side. Chrome heated towel rail. Tiled walls. Lino flooring. Cupboards housing Vaillant combination boiler and storage. Spot lights to ceiling.

REAR GARDEN

Accessed from family room or utility space onto a wooden deck area. Outside tap. Outside power point, Raised planter borders with mixed flowers and shrubs, Main section of garden is lawn with stepping stone foot path. Fences and mature shrubs to either side and rear. Rear of garden further decking area which is currently used as an additional seating area. Timber shed to rear on large concrete base.








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Total Area: 104.9 m² ... 1129 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.

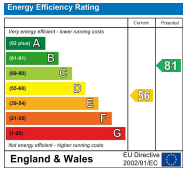
FRONT OF PROPERTY

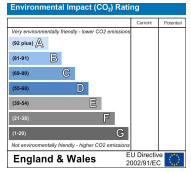
Block paved driveway providing parking for 2/3 vehicles. Outside light. Steps up to the front door. Art Deco style porch. (Access can be created at side through utility lean to).

Freehold. Council tax band E - Hertsmere Council















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