



**3 Bed  
House - Semi-  
Detached  
located in Potters  
Bar**

Offers In Excess Of  
£550,000



**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

Oakmere Avenue  
Potters Bar  
Herts  
EN6 5EE



Panelled front door with frosted fan light opens into:

#### ENTRANCE HALL

Double radiator. Double glazed window to side. Wall light points. Under stairs storage cupboard with smart gas and electricity meters.

#### DOWNSTAIRS CLOAKROOM

White suite comprising WC and wash hand basin. Tiled walls. Frost double glazed window to side.

#### THROUGH LOUNGE/DINING ROOM

27'3" x 11'8" (narrowing to 9'3")  
Dual aspect with double glazed half bay window to front. Sliding patio doors to rear. Two double radiators. TV aerial point. Stone effect fireplace. Hatch to kitchen.

#### KITCHEN

8'9" x 8'3"  
Range of wood effect wall and base units featuring cupboards and drawers with stone effect working surfaces. Inset stainless steel single drainer sink unit. Integrated ceramic electric cooker hob with concealed extractor hood above. Integrated Neff oven and grill and integrated Zanussi microwave oven. Integrated fridge freezer. Integrated dishwasher. Integrated washer/dryer. Double radiator. Concealed Vaillant gas central heating boiler. Ceiling spotlights. Splashback tiling. Double glazed window and casement door to rear.

#### FIRST FLOOR LANDING

Approached via turn flight staircase from hallway. Double glazed window to side. Access to loft by aluminium foldaway ladder with light.

#### BEDROOM ONE

14'4" x 11'8"  
Double glazed half bay window to front. Single radiator.

#### BEDROOM TWO

12'1" x 9'3"  
Single radiator. Fitted wardrobes. Cupboards. Dressing table. Double glazed window to rear.

#### BEDROOM THREE

10'5" x 5'10"  
Single radiator. Double glazed window to front. Built in over stairs wardrobe with hanging rail and shelf.

#### BATHROOM

8'11" x 8'4"  
Suite comprising bath with shower mixer. Pedestal wash basin. Bidet and close coupled WC. Double radiator. Tiled walls. Frost double glazed window to rear. Built in cupboard with shelving and towel rail.

#### EXTERIOR REAR

166'1" x 22'11"  
Backing Southerly. Starting from the rear of the property with paved patio. External lighting and water point. Good sized lawn area with mature silver birch tree. Flower and shrub borders. Rear section of the garden is accessible via a concrete path with various trees and shrubs and in need of clearance. Fruits trees including apple and plum.

#### BRICK BUILT GARAGE

17'5" x 8'5"  
Up and over door to front. Window to rear. Casement door to side. Access to front via a block paved shared driveway.

#### EXTERIOR FRONT

Continuing block paved driveway providing parking. Raised flower and shrub bed. External lighting point.

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



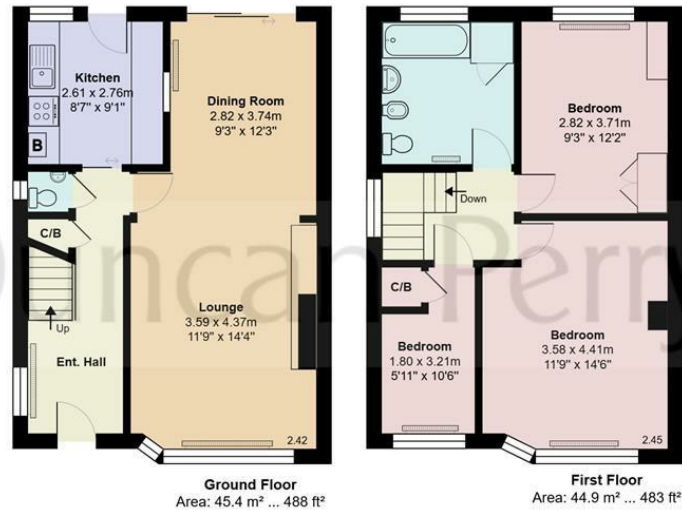
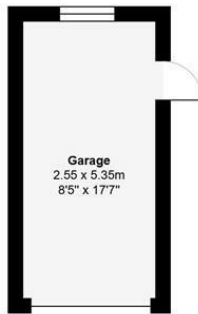
professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.





33 Oakmere Avenue, Potters Bar, Herts, EN6 5EE



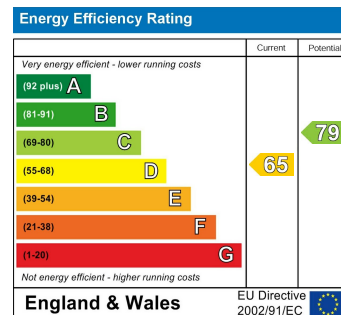


## Oakmere Avenue, Hertfordshire EN6

Total Area: 90.3 m² ... 972 ft² (excluding garage)

All measurements are approximate and for display purposes only

# Duncan Perry



## DIRECTIONS

Please refer to google maps using the property postcode.

## CONTACT

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