

160 Ashwood Road, Potters Bar, EN6 2QE
£435,000 Freehold (*see note over)

This three bedroom end terrace house is located within reach to Potters Bar High Street and local amenities. The property benefits from a westerly aspect rear garden, kitchen/breakfast room, through lounge, downstairs cloakroom & conservatory on the ground floor plus three bedrooms and a shower room on the first floor. Offered on a chain free basis, internal viewing is highly recommended.

PORCH

Double glazed entrance door, double glazed windows to sides and front, recessed spotlighting, tiled floor, internal door into hallway.

HALLWAY

Doors to kitchen, lounge & cloakroom, double radiator, tile effect flooring, stairs leading to first floor landing.

CLOAKROOM

Double glazed window to front, low level w.c, wash hand basin with tiled backsplash, dado rail.



KITCHEN/BREAKFAST ROOM 15' 4" x 8' 8" (4.67m x 2.64m) approx

Double glazed window to rear, double glazed door to rear leading out to garden, recessed spotlighting, worktops with a range of matching wall, base & drawer units, 1 1/2 bowl stainless steel sink unit with mixer taps and drainer, ceramic hob, built in electric oven and grill, space & plumbing for washing machine and dishwasher, space for tall fridge/freezer, radiator, larder cupboard, tiled effect flooring, glazed door to lounge/diner.



LOUNGE/DINER 19' 5" x 10' 9" (5.91m x 3.27m) approx

Double glazed window to front, double glazed patio doors to rear leading to conservatory, coved ceiling, wall lights, radiator, gas fire.



CONSERVATORY 9' 10" x 9' 6" (2.99m x 2.89m) approx

Double glazed window to side and rear, french doors to garden, tiled floor, ceiling fan.



LANDING

Coved ceiling, doors to bedrooms, shower room and airing cupboard, wall light.

BEDROOM 1 12' 5" x 10' 11" (3.78m x 3.32m) approx

Double glazed window to front, coved ceiling, fitted wardrobes to one wall with matching dresser and drawer unit, radiator, light wood effect flooring.



BEDROOM 2 11' 5" x 8' 10" *narrowing to 5' 9"* (3.48m x 2.69m) *approx*
 Double glazed window to front, coved ceiling, built in wardrobe and overstairs storage, radiator, light wood effect flooring.



BEDROOM 3 12' 2" x 6' 8" *narrowing to 4' 8"* (3.71m x 2.03m) *approx*
 Double glazed window to rear, coved ceiling, radiator, fitted wardrobe & shelving.



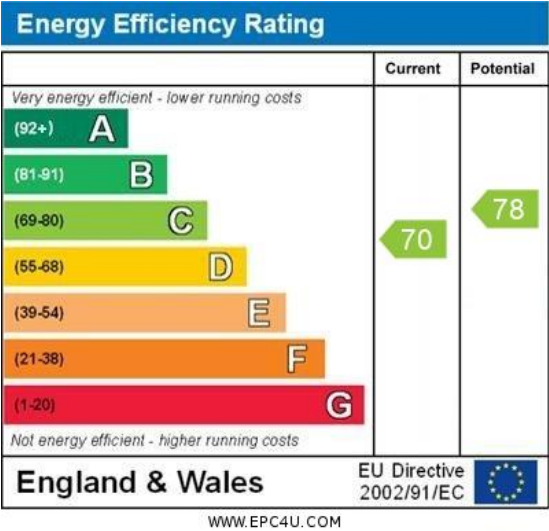
SHOWER ROOM 7' 7" x 4' 8" (2.31m x 1.42m) *approx*
 Two double glazed windows to rear, coved ceiling, low level w.c with concealed cistern, vanity unit, open shelving, part tiled walls, tiled shower cubicle with wall mounted shower & sliding glass shower door, heated towel rail.



REAR GARDEN
 Paved area to rear of property and side of garden, pathway to rear of garden and to side of property, mainly laid to lawn with a range of tree & shrub borders, gated side & rear access, outside lighting, outside tap.

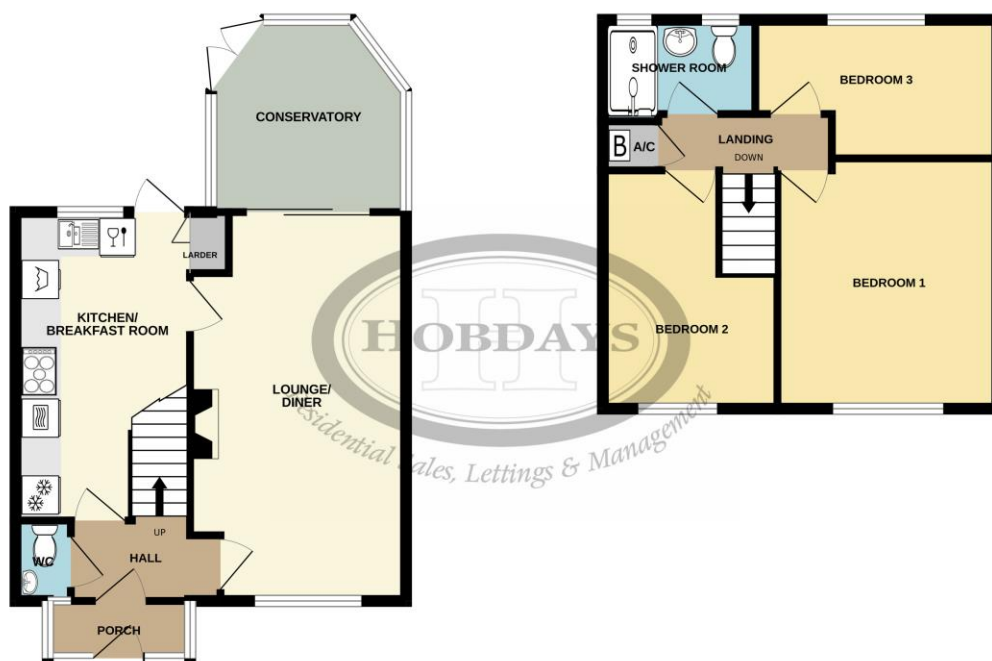


Council Tax Band: D (Hertsmere)
Parking arrangements: Permit parking
Mains Gas: Yes
Mains Electric: Yes
Mains Water/drainage: Yes
Heating Type: Gas central heating
Surface Water Flood Risk: Low Risk
Rivers & The Seas Flood Risk: Very Low Risk
 (source: Gov.uk)
Broadband Availability: Standard, Superfast & Ultrafast (FTTP is not available)
 (Source: Ofcom & BT Broadband Availability Checker)
Mobile Availability: O2, Three & Vodafone - Good outdoor, variable in-home. EE - Good outdoor and in home.
 (Source: Ofcom)



GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.

1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 862 sq.ft. (80.1 sq.m.) approx.

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