



9 Salisbury Close, Potters Bar, Herts, EN6 5AX
Asking Price £548,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Three bedroom semi-detached house located in a central cul-du-sac location walking distance to local shops, amenities and schools. Close to Oakmere Park and Parkfield, Property features gas central heating & double glazing, Scope to improve and modernise. Off street parking with garage. Viewings by appointment only.



- THREE BEDROOM SEMI-DETACHED HOUSE
- SITUATED IN A CUL-DE-SAC
- WALKING DISTANCE TO LOCAL SHOPS, AMENITIES & SCHOOLS
- CLOSE TO OAKMERE PARK AND PARKFIELD
- THROUGH LOUNGE / DINER
- FAMILY BATHROOM
- OFF STREET PARKING
- GARAGE
- TENURE - FREEHOLD. COUNCIL TAX BAND E - HERTSMERE COUNCIL
- VIEWINGS BY APPOINTMENT ONLY



White UPVC front door with side panels. Leading into

ENTRANCE PORCH

Obscure glass panelled wooden door leading into

HALLWAY

Double radiator. Storage cupboard with hanging rail and shelving. Turn flight of stairs to first floor. White UPVC double glazed window to side. Door through to

LOUNGE

Coving to ceiling. White bay fronted UPVC double glazed window to front. Feature gas fireplace with wooden surround and marble hearth. Archway through to

DINING ROOM

Coving to ceiling. Double radiator. Leading into

EXTENSION TO REAR

Double radiator. TV aerial point. White UPVC double glazed window to rear and side.

KITCHEN

Features wall, drawer and base units in dark wood with complementary working surfaces. Tiled splashback. Space for fridge. Space for freezer. Space for cooker. NEFF extractor hood. Wall mounted Worcester Bosch boiler. Stainless steel one and a half bowl sink with mixer tap. Lino flooring. White UPVC double glazed window to side. Door through to

LEAN TO

Space for washing machine. Lino flooring. White double glazed obscure glass window to side. White UPVC double glazed casement door to rear with UPVC double glazed window to side.



FIRST FLOOR LANDING

White UPVC double glazed window to rear.
Access to loft.

BEDROOM ONE

Coving to ceiling. Fitted wardrobes in cream with hanging rail and shelving with fitted dressing section with drawers and mirror. White UPVC double glazed window to front.

BEDROOM TWO

Coving to ceiling. Single radiator. White UPVC double glazed window to rear.

BEDROOM THREE

Coving to ceiling. Single radiator. Fitted wardrobe with hanging rail and shelving. White UPVC double glazed window to front.

FAMILY BATHROOM

White suite comprising bath with mixer tap. Grab handles. Bi-folding glazed shower door. Tiled walls. Lino flooring. Pedestal sink with with singular taps. White UPVC double glazed obscure glass window to rear.

SEPARATE W.C.

Features white top flush W.C. Laminate flooring. White UPVC double glazed obscure glass window to side.

REAR GARDEN

41' x 31'2 (12.50m x 9.50m)

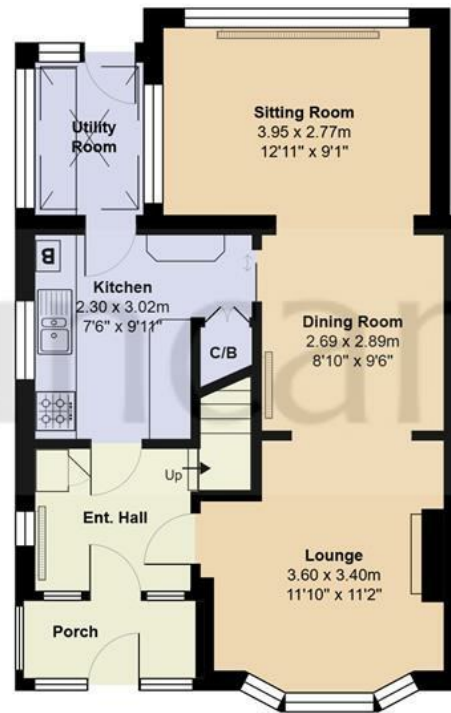
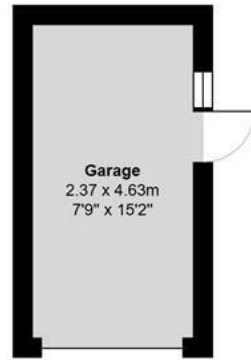
Accessed via lean to. Leading onto patio area. Gated side access. Courtesy door leading into garage. Timber shed to rear of property. Lawned area with various plant and shrub borders to either side. South easterly facing garden.

GARAGE

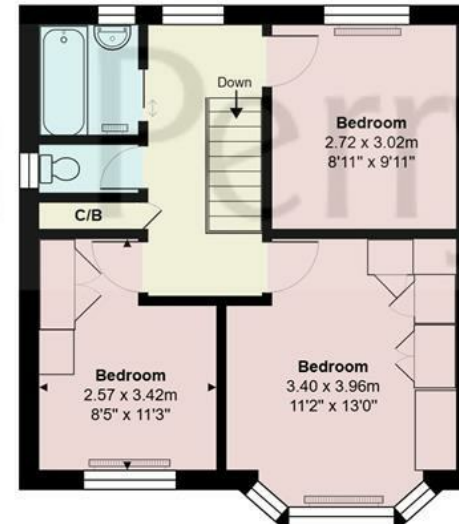
Up and over door to front.







Ground Floor
Area: 57.1 m² ... 614 ft²



First Floor
Area: 41.8 m² ... 450 ft²

Salisbury Close, Hertfordshire EN6

Total Area: 109.8 m² ... 1182 ft²

All measurements are approximate and for display purposes only

Duncan Perry



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.

EXTERIOR FRONT

Driveway with parking for two vehicles. Lawned area with various plant and shrub borders. Gated access at the side of property to rear.

Tenure - Freehold. Council tax band E - Hertsmere Council.



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|---------|---|---------|
| Very energy efficient - lower running costs | Current | Very environmentally friendly - lower CO ₂ emissions | Current |
| 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 | 82 | England & Wales | |
| EU Directive 2002/91/EC | | EU Directive 2002/91/EC | |

