



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

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

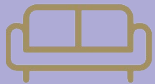
Rushfield  
Potters Bar  
EN6 3HJ



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**ROOM SIZES**

BEDROOM ONE - 12'11" into fitted wardrobes x 10'

BEDROOM TWO - 11' x 9'8"

BEDROOM THREE - 9'6" x 7'5"

FAMILY BATHROOM

LOUNGE 12'11" x 11'8" into alcove

KITCHEN/DINER

KITCHEN AREA 14'4" x 9'3"

DINING AREA 10'6" x 9'9"

UTILITY ROOM 5'4" x 5'2"

REAR GARDEN APPROX. 65'

**AGENT NOTES**

\*Catchment area based on 2025 & 2024 intake and information obtained from Dame Alice Owens website

Holding Deposit - £553

Dilapidations Deposit - £2,769

Tenancy Term - Monthly Periodic Tenancy

EPC Rating - D

Council Tax Band D - Hertsmere Council

**Property Mis Descriptions Act**

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. All measurements quoted are approximate. Any discussions regarding a potential tenancy are subject to contract.

£2,400 PCM

This semi-detached house presents an excellent opportunity for families and individuals alike. Spanning an impressive 958 square feet, the property boasts three generously sized bedrooms, making it ideal for those seeking ample living space.

Having been newly refurbished throughout, the home offers a fresh and modern feel, with stylish tiled flooring gracing the ground floor. The well-proportioned reception room provides a welcoming space for relaxation and entertaining, while the contemporary bathroom ensures comfort and convenience for all residents.

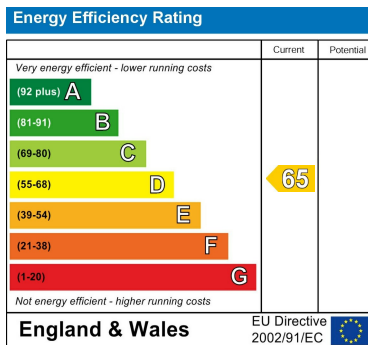
One of the standout features of this property is the expansive 65-foot rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. The garden offers a wonderful space for children to play or for hosting summer gatherings with family and friends.

Situated within the catchment area for the highly regarded Dame Alice Owens School\*, this home is particularly appealing for families prioritising education. The location also benefits from good transport links and local amenities, making it a practical choice for everyday living.

Viewings Highly Recommended!

\*Catchment area based on 2025 & 2024 intake and information obtained from Dame Alice Owens website





**DIRECTIONS**

**CONTACT**

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