

39 Laurel Avenue, Potters Bar, EN6 2AB
Guide Price £535,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL
■ PROPERTY MANAGEMENT ■

Situated minutes walk from Potters Bar railway station and town centre local shops, this 1930's three bedroom terraced house. Features recently fitted kitchen breakfast room, lounge, 148'5 rear South/South Westerly rear garden, 26'3 x 9' timber home office/workshop, gas central heating, double glazing, and off street parking. Potential to extend STPP.



- THREE BEDROOM TERRACED HOUSE
- WALKING DISTANCE TO MAINLINE RAILWAY AND LOCAL SHOPS
- RECENTLY FITTED KITCHEN/BREAKFAST ROOM
- LOUNGE
- 148'5 SOUTH/SOUTH WESTERLY REAR GARDEN
- 26'3 X 9 TIMBER HOME OFFICE WORKSHOP
- OFF STREET PARKING
- DOUBLE GLAZING
- POTENTIAL TO EXTEND STPP
- COUNCIL TAX BAND D - HERTSMERE COUNCIL. FREEHOLD



Covered entrance porch. Part frosted and leaded light double glazed front door opens into:

ENTRANCE HALL

Laminate wood effect flooring. Frosted double glazed window to front. Part wood paneled wall. Under stairs storage cupboard with electricity consumer unit. Double radiator.

LOUNGE

Double glazed bay window to front. Double radiator. Laminate wood effect flooring.

KITCHEN/BREAKFAST ROOM

Modern range of white wall and base units featuring cupboards and drawers combined with wood effect working surfaces with inset single drainer sink and mixer tap. Space for range style cooker with corresponding Smeg stainless steel extractor hood above. Integrated washing machine. Space for dishwasher. Integrated tumble dryer and washing machine. Integrated fridge freezer. Tiled floor and splash back. Further space for fridge freezer. Double glazed window and double width casement doors to rear. Double radiator. Ceiling spotlights. Concealed Vaillant gas central heating boiler.

FIRST FLOOR LANDING

Approached via straight flight staircase from hallway with continuing wood paneling. Frosted double glazed window to side. Access to loft.

BEDROOM ONE

Double glazed bay window to front with double radiator. Recessed alcoves for storage with curtain, hanging rail and shelving.

BEDROOM TWO

Double radiator. Double glazed window to rear. Laminate wood effect flooring.







BEDROOM THREE

Single radiator. Double glazed window to front. Built in wardrobe with hanging rail and double width cupboard above.

BATHROOM

White suite comprising bath with mixer tap, shower attachment and grab handles. Concealed cistern WC. Vanity set washbasin with cupboards below. Frosted double glazed window to rear. Tiled walls and floor. Chrome heated towel rail.

EXTERIOR REAR

148'5" x 22'9" (at widest point) (45.24 x 6.94 (at widest point))

Widest point is immediately to the rear of the house and backs South to South Westerly. Starts from the rear of the property with raised patio. External water point. External lighting point. Extensive lawn area with sleeper edged raised beds. Timber walkway winds down the entire length of garden, past a substantial pond with foot bridge and seating area. To the rear of the garden is a large decked area for seating and external power point. Garden is well stocked with flower and shrubs. Access to the front via side way with double width timber gates. At the very rear of garden is:

TIMBER HOME OFFICE/WORKSHOP

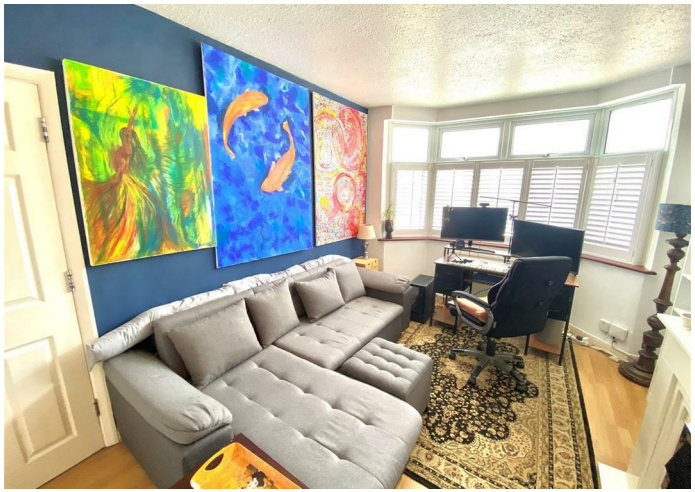
Double width part double glazed casement doors to front. Double width glazed windows to side. Lighting and power.

EXTERIOR FRONT

Predominately paved with two flower and shrub beds.

Freehold. Council tax band D - Hertsmere Council





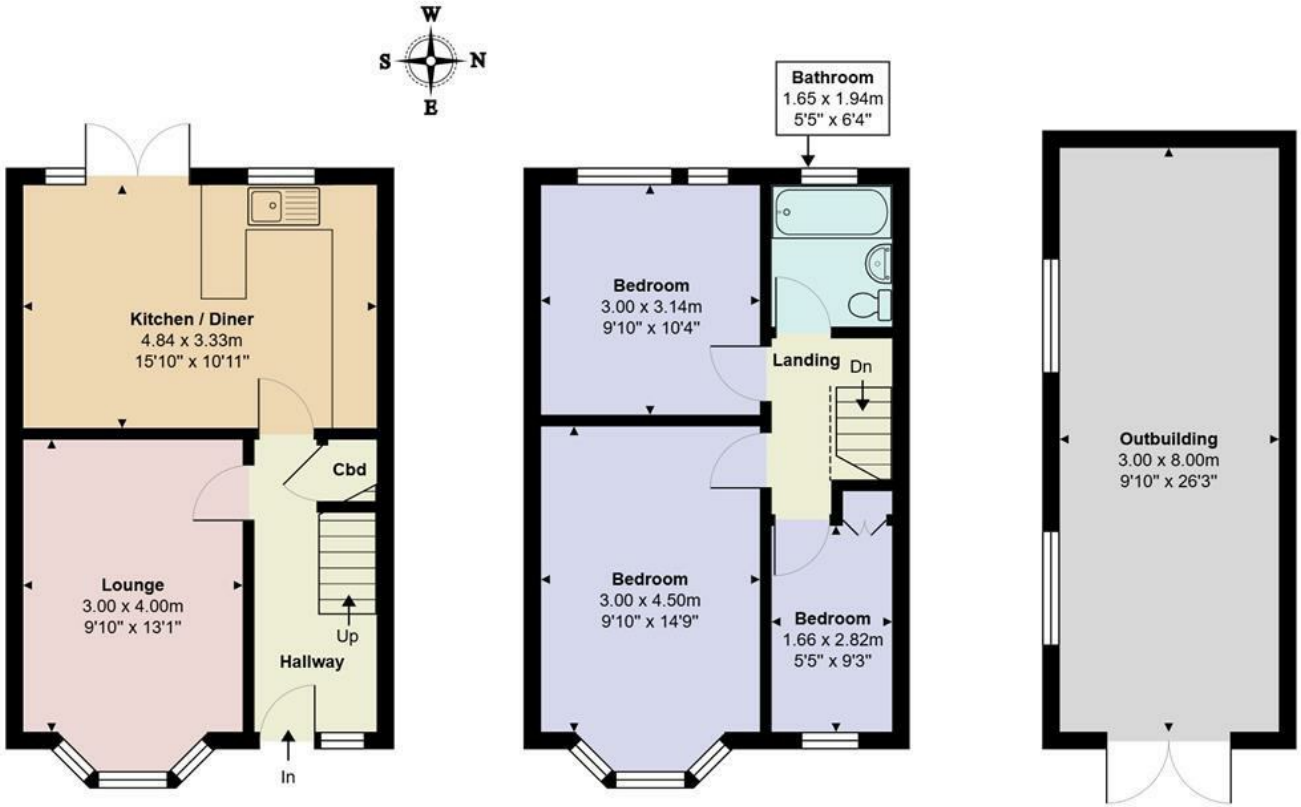



VOTES FOR WOMEN
WANTED EVERYWHERE!









Ground Floor
Area: 37.0 m² ... 398 ft²

First Floor
Area: 36.8 m² ... 396 ft²

Outbuilding
Area: 24.0 m² ... 258 ft²

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Total Area: 97.7 m² ... 1052 ft²

All measurements are approximate and for display purposes only

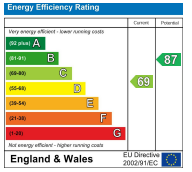


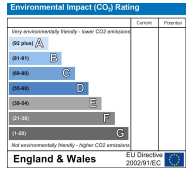
approximate. The fixtures, fittings, appliances and mains services have not been tested. These particulars do not constitute a contract or part of a contract.

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















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