



43 Laurel Avenue, Potters Bar, EN6 2AB
Offers Over £500,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Situated on Laurel Avenue, Potters Bar, this three bedroom mid terrace house is short walk to Potters Bar station, which is a mainline station with fast links to London and also walking distance to good schools. The property offers a separate lounge, kitchen/diner, two double bedrooms and a single bedroom and family

bathroom. It has off street parking and 135ft South facing rear garden. Property has potential to extend subject to the usual permissions. Viewing recommended.



- THREE BEDROOM MID TERRACED HOUSE
- LOUNGE
- KITCHEN/DINER
- TWO DOUBLE BEDROOMS AND A SINGLE
- FAMILY BATHROOM
- SOUTH FACING 135 FT REAR GARDEN
- OFF STREET PARKING WITH INDEPENDENT DRIVEWAY
- POTENTIAL TO EXTEND SUBJECT TO USUAL CONSENTS
- WALKING DISTANCE TO SHOPS, MAINLINE RAILWAY AND GOOD SCHOOLS
- FREEHOLD. COUNCIL TAX BAND D - HERTSMERE COUNCIL



White UPVC front door Georgian style obscure glazed panels to top half. Door opening into:

HALLWAY

White UPVC Georgian style side panel window to side of front door. Coving to ceiling. Wood effect laminate flooring. Single radiator. Under stairs cupboard housing electric meter and consumer unit. Straight flight stairs to first floor.

LOUNGE

White UPVC bow window to front with Georgian style top panels. Double radiator. Coving to ceiling. Gas fireplace with black slate and mantle with wooden surround. Wall light points.

KITCHEN/DINER

Kitchen section

Range of wall, drawer and base units in black and white and complimenting black working surfaces above. Tiled floor. Black one and a half bowl sink with mixer tap. Space for washing machine. Space for fridge / freezer. Space for range style cooker. Stainless steel splash back above oven and stainless steel extractor hood above. Integrated fridge freezer. Tiled splash back. Spotlights to ceiling. White UPVC window to rear.

Diner section

Wood effect laminate flooring. Coving to ceiling. Double radiator. White UPVC sliding patio doors onto garden.

FIRST FLOOR LANDING

Loft hatch. Loft is fully boarded with access via a wooden ladder and lighting. Loft contains Worcester combination boiler.



BEDROOM ONE

Coving to ceiling. Double radiator. White UPVC Bow window to front with Georgian style windows to top. Fitted wardrobes with hanging and shelving.

BEDROOM TWO

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

BEDROOM THREE

White UPVC window to front, with Georgian style windows to top. Single radiator. Picture rail.

BATHROOM

White suite comprising of a shower/bath with wall mounted shower, glazed door, hand held shower attachment and mixer tap. Fully tiled walls and floor. Sink set within vanity unit with cupboards below. Concealed cistern WC. Chrome heated towel rail. Spotlights and extractor to ceiling. White UPVC window to rear with obscure glass.

REAR GARDEN

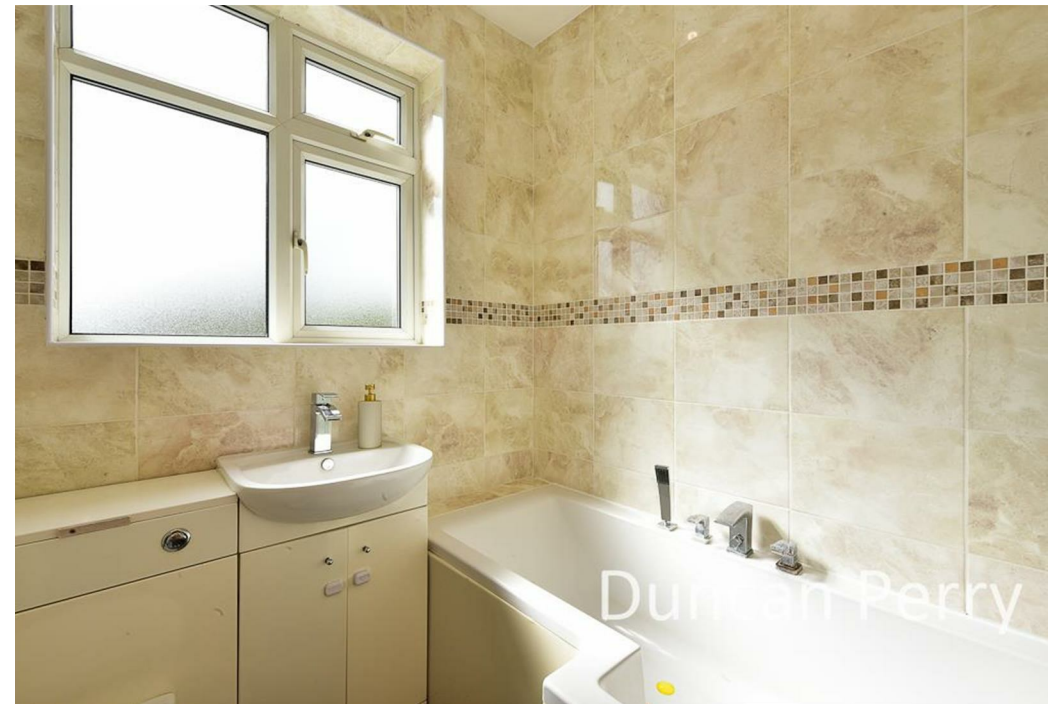
135 (41.15m)

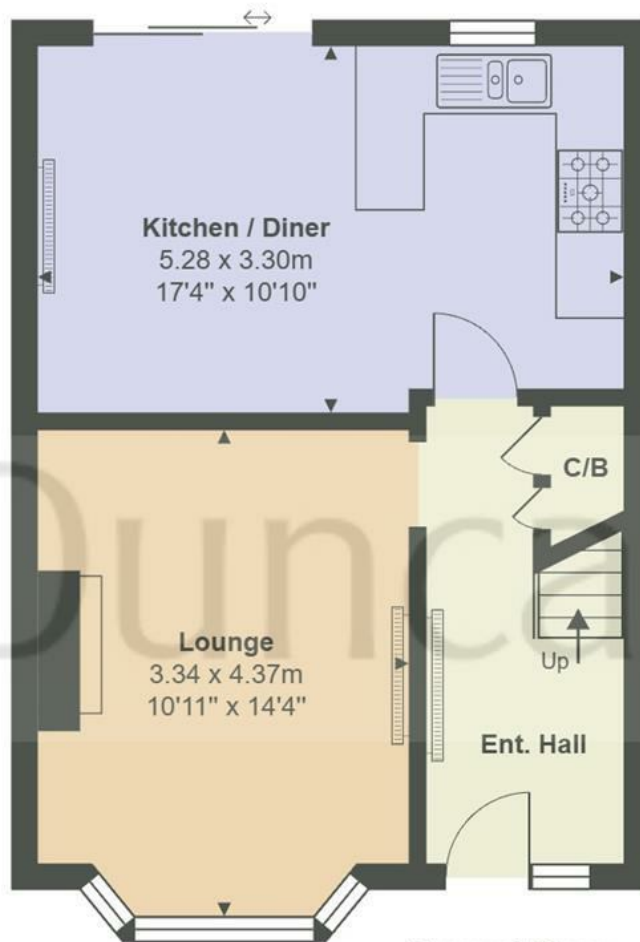
Accessed from patio doors from kitchen/diner. South facing garden. Slate effect rear patio. Outside tap. Steps down to further patio area. Main section of the garden is lawn with a stepping stone path. Flower bed to one side retained by sleepers. Part way down the garden is a metal shed. Further wooden shed at rear with power. In front of shed is a decking area and in front of that there is a further patio area.

FRONT OF PROPERTY

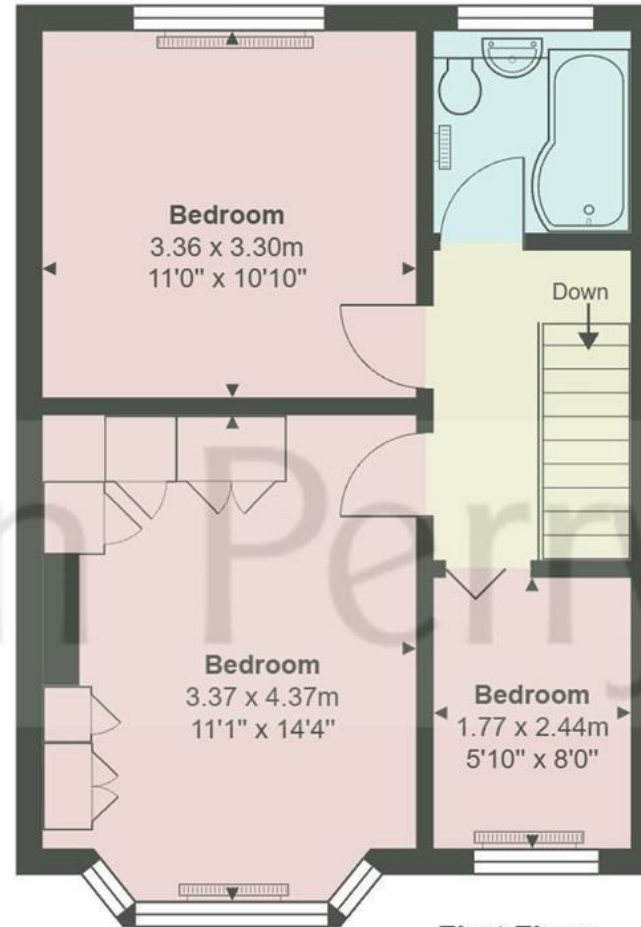
Driveway providing parking for two vehicles. Steps up to front door with canopy above. Outside light. Concealed gas meter.







Ground Floor
Area: 39.8 m² ... 428 ft²



First Floor
Area: 40.0 m² ... 430 ft²



Laurel Avenue, Hertfordshire EN6

Total Area: 79.7 m² ... 858 ft²

All measurements are approximate and for display purposes only

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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.

Freehold. Council tax band D - Hertsmere

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



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 90-100 85-90 80-85 75-80 70-75 65-70 60-65		Very environmentally friendly - lower CO₂ emissions 20-40 40-60 60-80 80-100 100-120 120-140 140-160	
72 90		72 90	
Not energy efficient - higher running costs EU Directive 2002/91/EC		Not environmentally friendly - higher CO₂ emissions EU Directive 2002/91/EC	
England & Wales		England & Wales	

