

123 Mount Grace Road, Potters Bar, Herts, EN6 1QY
Open To Offers £832,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL
■ PROPERTY MANAGEMENT ■

Situated on the most coveted stretch of the sought-after Mount Grace Road, is this 3/4 bedroom family home with generous off-street parking and garage with automatic door. This home features a porched entry and wide hallway, a bespoke and newly fitted kitchen with double oven and wide gas hob, and a further utility area beyond. There is a large, separate dining room that could be used as a fourth bedroom and a fully tiled downstairs bathroom. This pristine home is newly decorated and tastefully presented with elegantly painted embossed Anaglypta wall coverings.

A short, flat stroll to Darkes Lane shops, restaurants and mainline station, with fast commuter links to London and catchment area for top schools, makes the location perfect. At the heart of this home is a new, high-end kitchen featuring sleek high-gloss white finishes, granite worktops and custom-made splashbacks creating a luxury focal point. The downstairs layout offers a perfect balance of style, comfort and functionality. Timber effect Amtico flooring and new, premium-quality neutral carpet in the large L-shaped living room.



- THREE/FOUR BEDROOM SEMI DETACHED HOUSE
- OFFERED CHAIN FREE
- WALKING DISTANCE TO SHOPS AND STATION
- LOCATED IN THE HEART OF POTTERS BAR
- FLEXIBILITY TO EXTEND AND BUILD CONSIDERABLE EXTENSION STPP
- WALKING DISTANCE TO SHOPS, MAINLINE STATION AND SCHOOLS
- WELL PRESENTED THROUGHOUT
- BEAUTIFULLY LANDSCAPED GARDEN WESTERLY ASPECT
- OFF STREET PARKING FOR SEVERAL VEHICLES AND GARAGE
- FREEHOLD. COUNCIL TAX BAND F - HERTSMERE COUNCIL



HALLWAY with ENTRANCE PORCH

Double-glazed decorative window to side of main door and the hallway has a window to side. Amtico timber effect flooring to much of first floor. Storage cupboard with shelves and hot water tank, and large cloakroom cupboard housing efficient, non-mains water softener system and coat rail.

GROUND FLOOR BATHROOM

Light and bright, white suite comprising fitted bath and shower, WC and sink with cupboard below. Radiator with heated towel rail. Mixer-tap and pop-up waste. Fully tiled walls with flooring continued from hallway. Double-glazed obscure glass windows to side with fitted blind.

LOUNGE

Doubled-glazed bow window to front overlooking garden area, with modern white blinds and new curtains. Dimmable wall and ceiling lights, newly fitted carpet, freshly painted walls and graceful marble-surround ornamental fireplace that can be reverted to functioning hearth. Large radiators with latticed covers. Double-glazed sliding door to rear patio area.

KITCHEN

A range of fitted wall, drawer and base units in modern, high-gloss white, also conceal integrated fridge and freezer, maintaining a sleek, contemporary appearance. Under-cupboard LED lighting illuminates contrasting black granite work surfaces, complemented by an abundance of locally sourced, teal-coloured glass upstands. Double, square white sink with matt black mixer tap (with unsoftened drinking water). AEG appliances: five burner hob, modern extractor fan and double ovens, all relatively new and hardly used. Amtico wood effect flooring.







UTILITY AREA

Continuing from the kitchen, a generous utility area with space for washing machine, tumble dryer & dishwasher, together with Worcester wall mounted boiler, a second kitchen sink, bespoke splashbacks and granite worktops. A large double-glazed window and separate door, both fitted with blinds, overlook and provide access to the rear garden. Ceiling spotlights and a central skylight flood the space with natural light. Amtico wood effect flooring.

DINING ROOM

A generous reception room, conveniently positioned alongside the downstairs bathroom, with flexibility to serve as an impressive fourth double bedroom if desired. Feature windows and new white blinds and curtains overlook front gardens. Continuing the flooring from adjoining areas, the room also benefits from a covered double radiator and high ceilings, Amtico wood effect flooring.

FIRST FLOOR LANDING

Carpeted stairs lead to a well-appointed first-floor landing, with covered radiators and ceiling lights.

PRINCIPAL BEDROOM

Originally comprising two separate rooms, this has been thoughtfully reconfigured to create an exceptionally spacious principal bedroom with Amtico tile effect flooring continuing seamlessly into the new en-suite. Easy-clean tilt-and-turn double-glazed windows to the side and rear of the property and contemporary white blinds. Generous proportions provide extensive cabinets across two areas of the room, access to loft storage with light.

















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Total Area: 163.7 m² ... 1762 ft² (Including Garage)

All measurements are approximate and for display purposes only



ENSUITE SHOWER ROOM

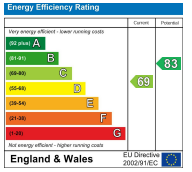
Newly fitted with tiling throughout, centrally heated towel rail complements the room, while the shower features push-button controls with automated temperature regulation. The vanity unit incorporates integrated drawers and cupboards, with a mirrored, touch-light cabinet. A contemporary WC with concealed cistern, Amtico tile effect flooring, half tiled walls, fully tiled shower area.

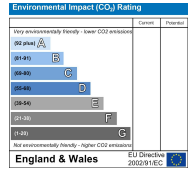
BEDROOM TWO

Charming, double-glazed dormer window overlooking front garden, double bedroom, featuring a characterful sloping ceiling that creates a warm atmosphere. Fitted wardrobes, radiator, ceiling and wall lights.









BEDROOM THREE

Double-glazed windows overlook the rear garden of the property, complemented by a single radiator and fitted carpets.

WESTERLY REAR GARDEN

A spacious and private westerly-facing rear garden, professionally landscaped and planted by the local Dutch Nursery, featuring established flowerbeds and a lawn. The garden includes a charming gazebo, garden shed, genuine York stone paving and a well-stocked pond with submersible-pump water feature. External lighting points with automatic sensors, outside tap with a substantial rainwater butt connected to existing guttering and hosepipe. This generous plot has full potential for extension STPP.

GARAGE

Up and over white automated fibre-glass door to front with lockable back door to rear of home. Power and lighting.







FRONT OF PROPERTY

Block-paved driveway providing generous off-street parking for several vehicles, complemented by well-maintained, low-maintenance flowerbeds. Side access leads to the garage, with a remote-controlled electric up-and-over door.

Freehold. Council tax band F - Hertsmere council

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.













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