



Duncan Perry

5 Morven Close, Potters Bar, Herts, EN6 5HE
£699,950

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SALES ■ LETTINGS ■ COMMERCIAL

Nestled in the charming area of Morven Close, Potters Bar, this delightful detached house offers a perfect blend of comfort and space, ideal for family living.

Two spacious reception rooms, downstairs W.C. and four well-proportioned bedrooms provide ample accommodation for a growing family.

Located in Potters Bar, this home benefits from a friendly community and convenient access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. This property presents a fantastic opportunity to create lasting memories in a lovely home.



- FOUR BEDROOM DETACHED HOUSE
- SITUATED IN QUIET CUL-DU-SAC OFF OF THE CAUSEWAY
- WALKING DISTANCE TO HIGH STREET SHOPS AND BUS GARAGE
- REQUIRES REFURBISHMENT
- DOWNSTAIRS W.C.
- FOUR GOOD SIZED BEDROOMS
- FAMILY BATHROOM
- PRETTY REAR GARDEN
- PRIVATE DRIVEWAY FOR TWO VEHICLES
- TENURE - FREEHOLD. COUNCIL TAX BAND F - HERTSMERE COUNCIL



Composite panelled front door with obscure glass side lights to either side. Leading into

ENTRANCE HALL

Double radiator. Wooden herringbone flooring. Under stairs storage cupboard housing electricity and gas meters. Turn flight of stairs to first floor.

LOUNGE

Coving to ceiling. Two Single radiators. White UPVC double glazed window to front. Double doors leading through to

DINING ROOM

Coving to ceiling. Single radiator. Parquet flooring. White UPVC double glazed window to side. White UPVC double glazed patio doors to rear.

KITCHEN

Double doors through to kitchen from dining room. Kitchen comprises wall, drawer and base units with cream worktops above. Space for oven. Space for washing machine. Space for fridge / freezer. Stainless steel sink with singular taps and drainer on both sides. Tiled walls. Laminate flooring. Ideal standard boiler. White UPVC double glazed window to side. UPVC double glazed window to rear. White UPVC double glazed casement door to side.

DOWNSTAIRS W.C.

Suite comprising cistern W.C. Wall mounted hand wash basin with singular taps. Tiled splashback. Single radiator. White UPVC double glazed obscure glass window to side.

FIRST FLOOR LANDING

White double glazed UPVC obscure glass window to front. Coving to ceiling. Access to loft. Cupboard housing water tank with rack shelving.



BEDROOM ONE

Coving to ceiling. Single radiator. Fitted wardrobe in cream with hanging rails and shelving. White UPVC double glazed window to rear.

BEDROOM TWO

Coving to ceiling. Single radiator. Fitted wardrobes with sliding door and hanging rails and shelving. White UPVC double glazed window to rear.

BEDROOM THREE

Coving to ceiling. Single radiator. Fitted shelving. Spotlight to ceiling. White UPVC double glazed window to side.

BEDROOM FOUR

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

BATHROOM

Suite comprising bath with singular taps and handheld shower attachment. Grab handle. Pedestal sink with singular taps. Cistern W.C. Bidet. Wall mounted medicine cupboard. Single radiator. Tiled flooring. Fully tiled walls. White UPVC double glazed obscure glass window to side.

REAR OF PROPERTY

39'4" x 36'1" (12 x 11)

Accessed via patio doors from dining room or side door in kitchen. Lead out from dining room onto lawned area with plant and shrub borders to either side. Lead out from kitchen door on to side of property with wooden gates to front, outside tap and access to garage. Pathway to rear of garden. To one side is a patio area and compost area.

BRICK BUILT GARAGE

Up and over door. Power and lighting. Double glazed UPVC window to side.





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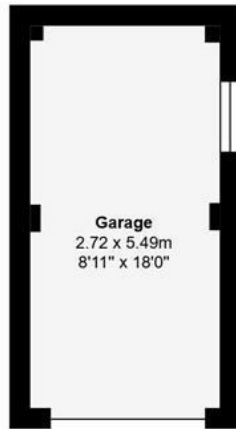
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Ground Floor
Area: 59.7 m² ... 642 ft²



First Floor
Area: 59.9 m² ... 645 ft²

Morven Close, Hertfordshire EN6

Total Area: 119.6 m² ... 1287 ft² (excluding garage)

All measurements are approximate and for display purposes only

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

Property Information

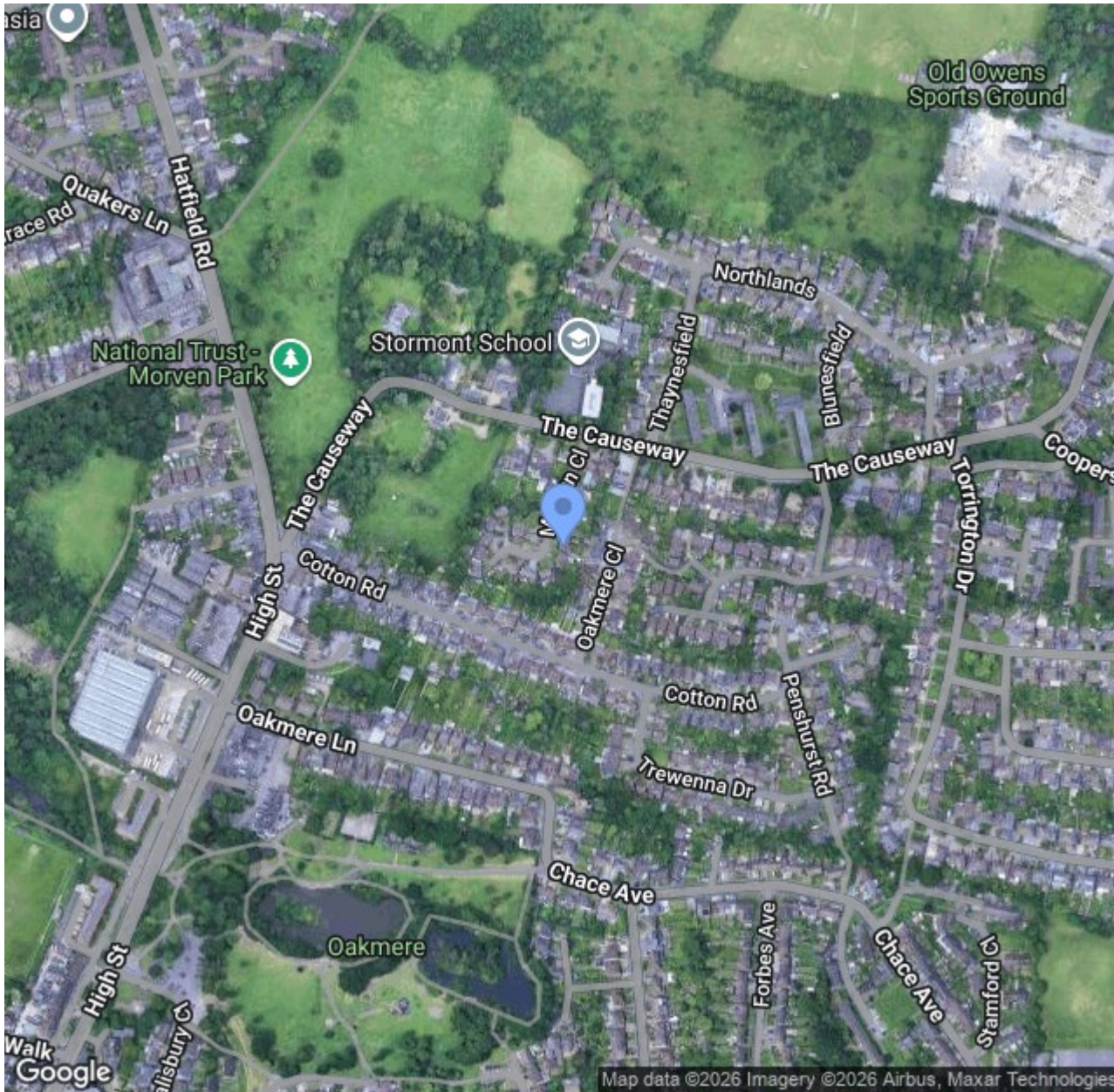
We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.

FRONT OF PROPERTY

Private driveway for two vehicles. Front garden is predominately laid to lawn with flower and shrub borders. Pathway leading to front door with canopy above. Wooden gates leading to side of property.



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



The Estate Office, 48A The Broadway, Potters Bar, Herts., EN6 2HW
 t. 01707655466 | e. sales@duncanperry.co.uk |

