



41 Tiverton Road, Potters Bar, Herts, EN6 5HX
£699,950

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

We are delighted to offer for sale this beautiful 4-bedroom home which has been refurbished throughout by the current owners. Located in the desirable 'Causeway' area of Potters Bar with good access to popular schools and transport links. The property itself features on the ground floor a lounge, modern kitchen/diner, utility and cloak room and on the

first floor are 3 double bedrooms, one with en-suite, a single bedroom plus a large family bathroom. Externally there is a landscaped rear garden with views to woods and fields, and to the front a driveway with parking for at least three vehicles as well as access to the garage. Viewings are advised and are by prior appointment only.



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- BEAUTIFULLY PRESENTED FOUR BEDROOM SEMI-DETACHED HOUSE
- REFURBISHED THROUGHOUT BY CURRENT OWNERS
- LOCATED IN DESIRABLE 'CAUSEWAY' AREA OF POTTERS BAR
- GOOD ACCESS TO POPULAR SCHOOLS AND TRANSPORT LINKS
- LOUNGE / KITCHEN/DINER / UTILITY / CLOAKROOM
- THREE DOUBLE BEDROOMS ONE WITH EN-SUITE AND ONE SINGLE BEDROOM
- LARGE FAMILY BATHROOM
- LANDSCAPED REAR GARDEN WITH VIEWS TO WOODS AND FIELDS
- OFF STREET PARKING AND GARAGE
- TENURE - FREEHOLD. COUNCIL TAX BAND E - HERTSMERE COUNCIL



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Timber front door with double glazed obscure glass side lights. Opens into

HALLWAY

Tiled floor. Partial panelling to one of the walls. Column radiator. Straight flight of stairs to first floor. Under stairs storage cupboard housing consumer unit and electricity meter.

LOUNGE

White UPVC double glazed window to front. Feature gas inset fireplace with limestone hearth surround. Oak glazed bi-folding doors leading through to

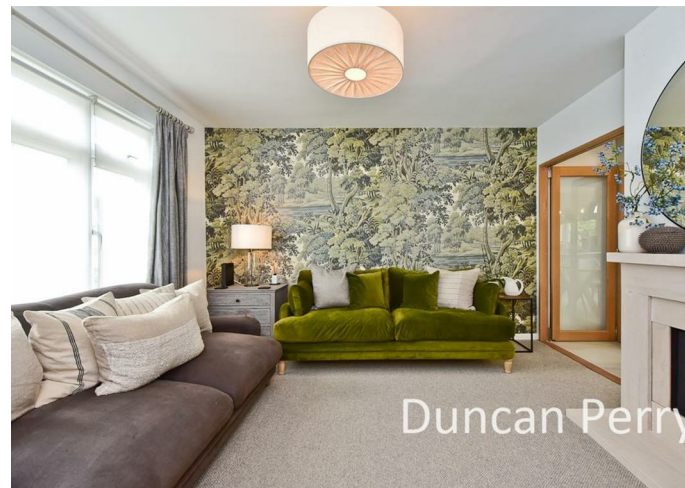
KITCHEN / DINER

Kitchen section

Fitted with a range of wooden wall, drawer and base units finished in a pale grey with quartz work surfaces above with matching upstands. Space for Range style cooker. Tiled splashback and Zanussi glazed stainless steel extractor above. Integrated Zanussi microwave oven. Integrated Bosch dishwasher. Integrated fridge. Peninsular unit / kitchen with seating. Spotlights to ceiling. White UPVC double glazed window to rear. Open aspect leading through to

Dining room section

Further kitchen units to match kitchen. Wall mounted TV point. Double glazed anthracite bi-folding doors facing rear garden. Spotlights to ceiling. Oak glazed bi-folding doors through to lounge. Tiled flooring.



UTILITY ROOM

Further storage units matching kitchen. Space for washing machine. Space for tumble dryer. Oak wood block work surface above with matching upstand. Vertical column radiator. Spotlights to ceiling. Cupboard housing Worcester combination boiler. White UPVC double glazed window to rear. Courtesy door to garage. White UPVC casement door. Doorway through to

CLOAKROOM

Sink set within vanity unit with mixer tap and storage cupboard below. Tiled splashback. Concealed cistern W.C. with Geberit integrated flush and Xpelair extractor. Chrome heated towel rail. Tiled flooring. Spotlights to ceiling.

FIRST FLOOR LANDING

Access to loft with power, lighting and is fully insulated and boarded. Cupboard with shelving.

PRINCIPAL BEDROOM

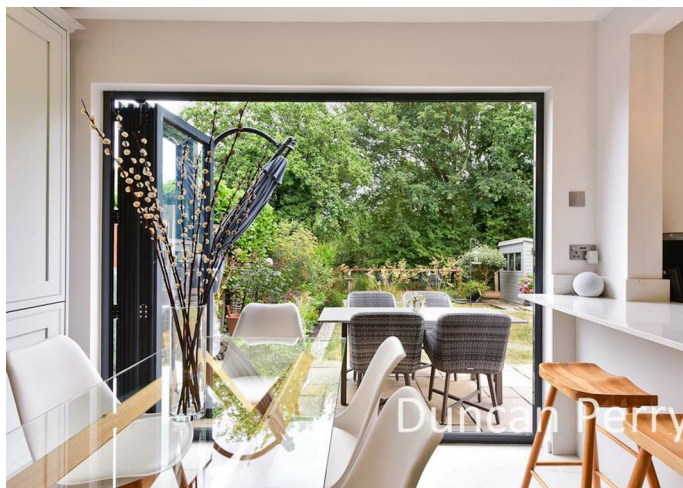
Single radiator. White UPVC double glazed window to front. Doorway through to

ENSUITE SHOWER ROOM

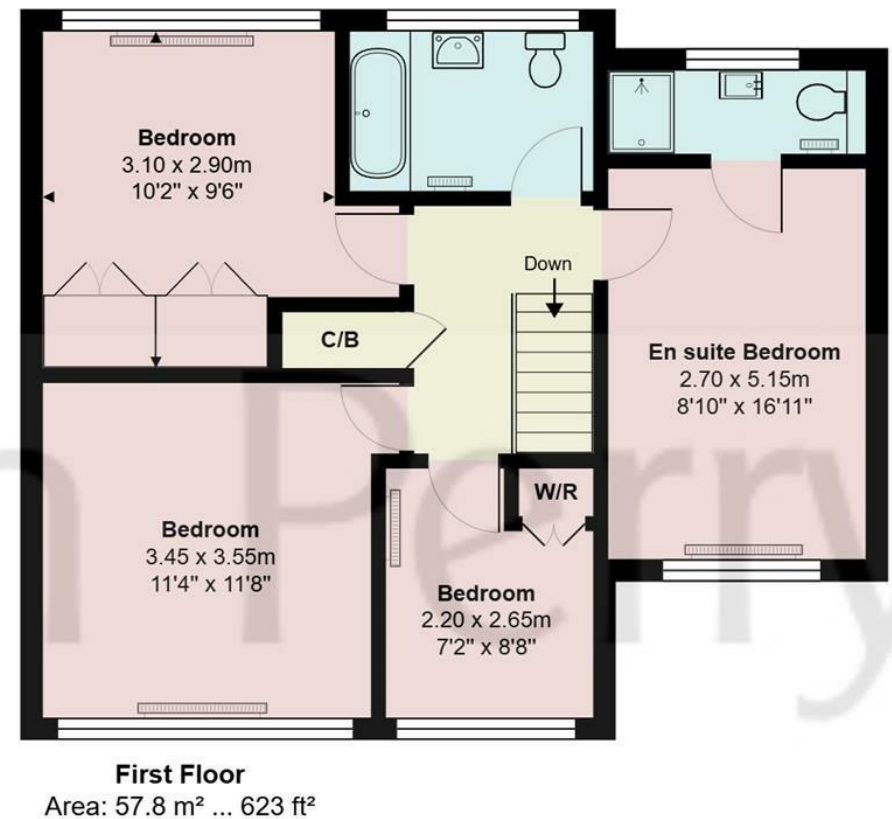
Features shower with glazed shower screen. Wall mounted Aqualisa shower with handheld shower attachment and fixed rainfall shower head above. W.C. with concealed cistern and Geberit integrated flush. Roca sink set within a vanity unit with storage cupboard below and corner mounted Roca mixer tap. Spotlights and Xpelair extractor to ceiling. Chrome heated towel rail. White UPVC double glazed window to rear with integral blind.

BEDROOM TWO

Radiator. Amtico flooring. White UPVC double glazed window to front.







Tiverton Road, Hertfordshire EN6

Total Area: 123.6 m² ... 1331 ft² Inc. Garage
All measurements are approximate and for display purposes only

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BEDROOM FOUR

Radiator. TV point. Storage cupboard with shelving. White UPVC double glazed window to front.

FAMILY BATHROOM

Features white suite with bath with side mounted mixer taps and handheld shower attachment. Top flush W.C. Sink set within vanity unit with storage drawer below and mixer tap. Chrome heated towel rail. Spotlights and Xpelair extractor to ceiling. White UPVC double glazed window with integrated blinds.

REAR GARDEN

Patio area laid in Indian sandstone with matching pathway leading to rear of garden. Attractively planted borders retained by oak sleepers. Lawned areas. Hedging . To rear is a decked area with open views to woodland and fields. Timber shed. External lighting. External tap and power point.

BEDROOM THREE

Radiator. TV aerial point. Amtico flooring. Fitted wardrobes. White UPVC double glazed window to rear.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Most energy efficient - lower running costs 95-100 A 85-94 B 75-84 C 65-74 D 55-64 E 45-54 F 35-44 G 2-34 H 1-34 I Not energy efficient - higher running costs		Most environmentally friendly - lower CO ₂ emissions 100-149 A 80-149 B 60-149 C 40-149 D 20-149 E 10-149 F 0-149 G Not environmentally friendly - higher CO ₂ emissions	
65 76		65 76	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

GARAGE

Up and over door to front. Courtesy door to utility. Power and lighting. Gas meter.

FRONT OF PROPERTY

Block paved driveway providing parking for at least three vehicles. Mixed planting to front. Hedging to side. External lighting. Access to garage with up and over door.

Tenure - Freehold. Council tax band E - 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.

Pursuant to the Estate Agency Act of 1979 we are obliged to inform you that the owner is an employee of this Company.





