



**13 Highfield Way, Potters Bar, EN6 1UL**  
**£875,000**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL



Duncan Perry offers this chain free attractive Hicks style three bedroom detached house. Property offers large lounge, separate dining room, study/fourth bedroom and downstairs WC, Upstairs offers three large bedrooms, bathroom and separate WC. Large garage, off street parking and 108' x 39' rear garden. In need of modernisation but

with potential to extend STPP.



- THREE BEDROOM DETACHED HICKS HOUSE
- IN NEED OF MODERNISATION BUT WITH POTENTIAL TO EXTEND STPP
- CHAIN FREE
- DINING ROOM
- STUDY
- LOUNGE
- 108' X 39' GARDEN
- LARGE GARAGE
- OFF STREET PARKING
- FREEHOLD. COUNCIL TAX BAND F - HERTSMERE COUNCIL





Wooden front door with leaded light coloured side panels opening into:

### HALL

Coving to ceiling. Parquet flooring. Double radiator. UPVC white window to side. Turn flight stairs to first floor. Under stairs cupboard housing Worcester gas central heating boiler, electric meter, consumer meter and gas meter.

### LOUNGE

Bay fronted white UPVC leaded light window. Curved radiator to fit bay. Coving to ceiling. Wall light points. Fireplace with marble mantel and back and wooden surround, housing an electric fire. Further double radiator.

### KITCHEN

Range of wall, drawer and base units in cream, with black complimenting working surfaces. Space for washing machine. Space for slimline dishwasher. Tiled splashback. Tiled walls. Stainless steel sink with drainer and mixer tap. Neff gas stainless steel hob with extractor above. Neff integrated double oven and grill. Space for fridge freezer. White UPVC window to rear. White obscure glass courtesy door onto the garden.

### DINING ROOM

Georgian style French doors with windows to side. Coving to ceiling. Double radiator.

### STUDY/FOURTH BEDROOM

White UPVC window to rear. Single radiator.

### DOWNSTAIRS WC

Coving to ceiling. Saniflo white WC. White wall hung sink with singular tap. Single radiator. Aluminium window to side.





## FIRST FLOOR LANDING

White UPVC window obscure glass to side. Coving to ceiling, Loft hatch.

## BEDROOM ONE

White UPVC leded light window to front. Single radiator. White fitted wardrobes with hanging rails and shelving. Fitted dressing table.

## BEDROOM TWO

Coving to ceiling. Single radiator. White UPVC window to rear. White sink with mixer tap and tiled splashback.

## BEDROOM THREE

Single radiator. Coving to ceiling. Wall hung white sink with singular taps. Tiled splashback. White UPVC leded light window to front.

## SEPARATE WC

Tiled walls. Obscure glass white UPVC window to side. Coving to ceiling. White WC. Ceiling extractor. Tiled floor.

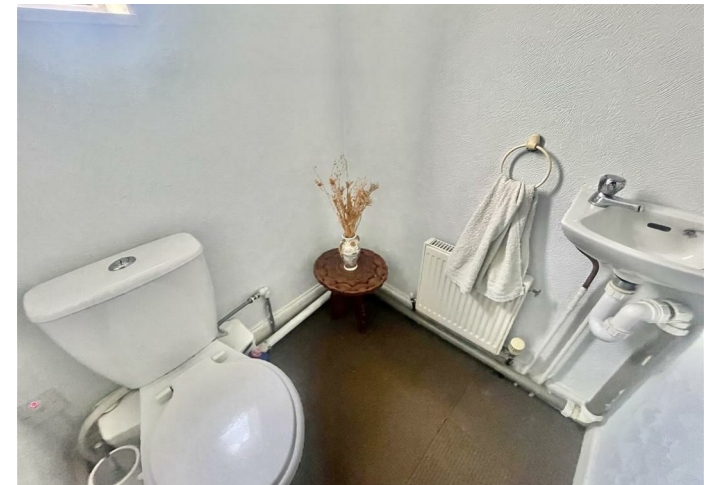
## BATHROOM

White suite comprising bath with fixed overhead shower, mixer tap and handheld shower attachment. Tiled walls and floor. Single radiator. Sink set within vanity unit with cupboards below. White UPVC obscure glass window to rear. Cupboard housing hot water tank and rack shelving. Coving to ceiling. Ceiling extractor.

## EXTERIOR REAR

108'3" x 39'4" approx (32.99m x 11.99m approx)

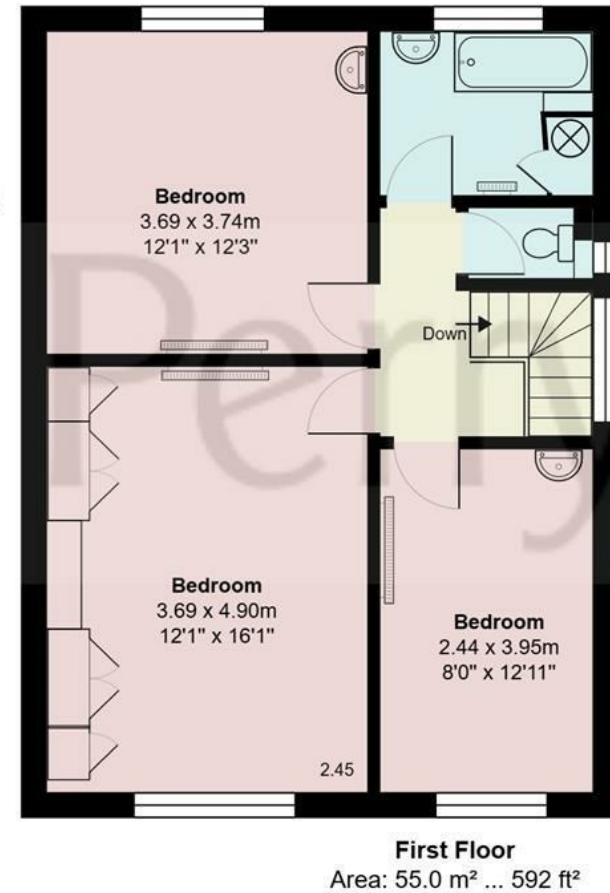
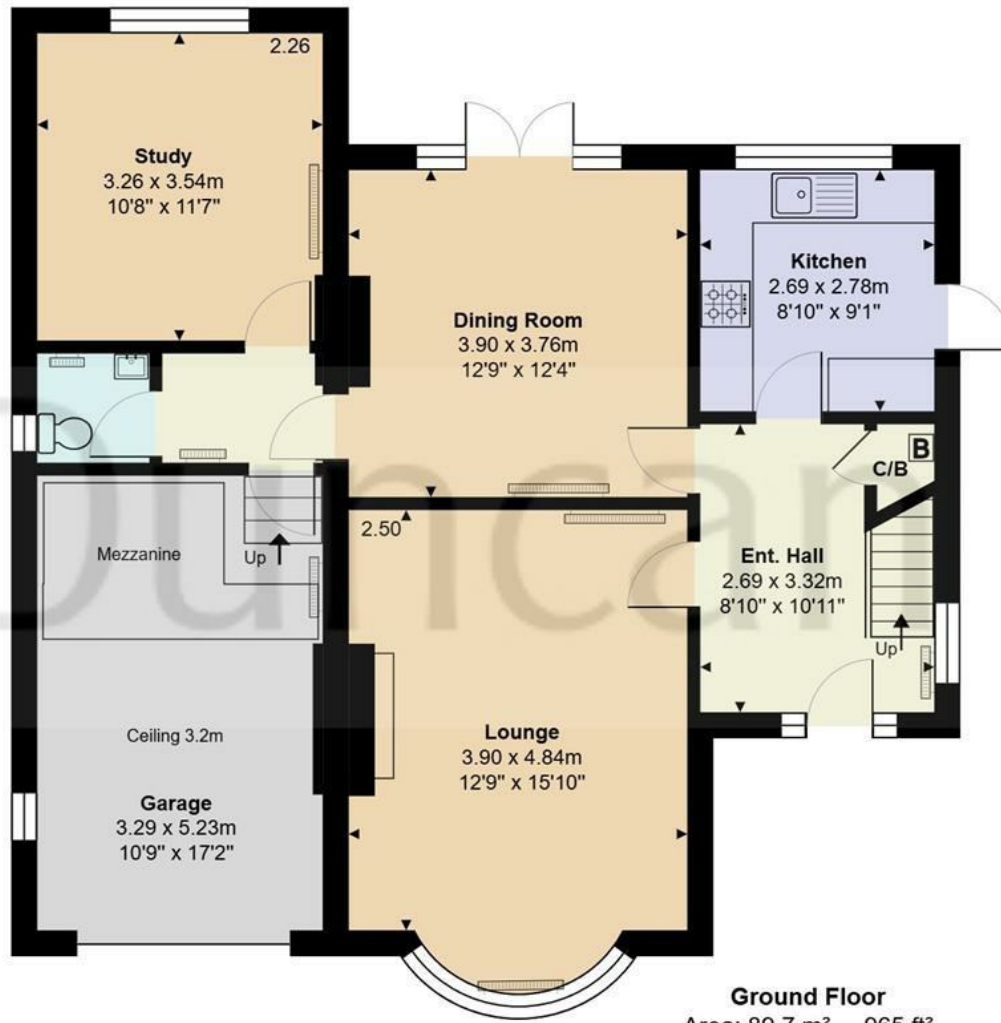
Accessed from French doors in dining room and courtesy door in kitchen onto a patio. Steps up to grass area. Mature shrubs and trees to sides and rear. Timber shed at rear. Small fish pond at rear. Outside tap. Side access with wooden gate to front of property.











**Highfield Way, Hertfordshire EN6**

Total Area: 144.6 m<sup>2</sup> ... 1557 ft<sup>2</sup> Inc. garage

All measurements are approximate and for display purposes only

**Duncan Perry**





**GARAGE**

Accessed from electric garage door or from courtesy door in house. Double radiator. Lighting and power.



**EXTERIOR FRONT**

Blocked paved driveway with parking for several vehicles. Access to garage via electric door. Flower beds. Hedges to side. Small pivot wall. Wooden gate to access rear garden. Step up to front door into an open canopy with a corner pillar. Outside light.

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.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
The more energy efficient - lower running costs				The more environmentally friendly - lower CO <sub>2</sub> emissions			
95-100 A				201-249 A			
81-94 B				177-200 B			
69-80 C				152-176 C			
55-68 D				130-151 D			
44-54 E				110-129 E			
35-43 F				93-109 F			
2-34 G				81-92 G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	69	England & Wales		EU Directive 2002/91/EC	43



