

74 Wroxham Gardens, Potters Bar, Potters Bar, Herts, EN6 3DL
£637,000

Duncan Perry
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Available CHAIN FREE is this 4-bedroom family home which benefits from a rear extension and loft conversion. Located close to the popular Wroxham School and walking distance to shops and station. On the ground floor is lounge, modern kitchen with utility/cloakroom and open aspect leading through to diner/family room with bi-folding doors leading to the garden. On the first floor are two double bedrooms, a single bedroom and well-equipped bathroom. On the next floor is the principal bedroom with en-suite shower room. Externally there is off street parking to front and to the rear a good size west facing garden.



- FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- BENEFITS FROM HAVING REAR EXTENSION AND LOFT CONVERSION
- LOCATED TO THE POPULAR WROXHAM SCHOOL AND WALKING DISTANCE TO SHOPS AND STATION
- SEPARATE LOUNGE AND OPEN PLAN KITCHEN / DINER / FAMILY ROOM
- PRINCIPLE BEDROOM WITH ENSUITE
- GARAGE
- OFF STREET PARKING
- 100' WESTERLY ASPECT REAR GARDEN
- OFFERED CHAIN FREE
- VIEWING ESSENTIAL



UPVC front door with semi circular glazed panel with matching side light in obscure glass. Opens into

HALLWAY

Coving to ceiling. Turn flight of stairs to first floor. Wood laminate flooring. Under stairs storage cupboard. Wall mounted heating controls. White UPVC obscure glass double glazed window to side. Doorway through to

LOUNGE

Continuation of flooring from hallway. Coving to ceiling. Wall mounted TV point. White UPVC double glazed bay fronted window to front. Double curved radiator to fit bay.

KITCHEN

Fitted with range of grey wall, drawer and base units with quartz worktops above and matching upstands. Integrated Samsung bouble oven. Space for American style fridge / freezer with storage above. Samsung 4-ring induction hob. Hotpoint extractor above. Central island unit in blue with breakfast bar with seating for four. Recessed one and a half bowl sink with mixer tap and grooved drainer. Quartz working surfaces above. Continuation of flooring from hallway. Spotlights to ceiling. Vertical column radiator in anthracite. Doorway through to

W.C. / UTILITY SPACE

Plumbing for washing machine. Continuation of flooring. Spotlights to ceiling. Top flush W.C. Wash hand basin within vanity until with mixer tap and storage cupboard below.

DINING ROOM / FAMILY ROOM

Continuation of flooring from kitchen. Spotlights and roof light. bi-folding doors to rear garden. Wall mounted T.V. point.

FIRST FLOOR LANDING

White UPVC double glazed to side.

BEDROOM TWO

Radiator. Fitted floor to ceiling wardrobes. White UPVC Georgian style double glazed window to front.







BEDROOM THREE
Single radiator. White UPVC double glazed Georgian style window to rear.

BEDROOM FOUR
Coving to ceiling. Single radiator. White UPVC double glazed Georgian style window to front.

FAMILY BATHROOM
Fitted with white suite comprising bath with mixer tap. Wall mounted shower with fixed over head shower and handheld attachment. Pivoting shower screen. Top flush W.C. Sink set within vanity unit with mixer tap and storage drawers below. Tiled walls and tiled floor. Chrome heated towel. White UPVC double glazed obscure glass Georgian style window to rear.

PRINCIPAL BEDROOM
Single radiator. Fitted wardrobes in white. Spotlights to ceiling. Two Velux style windows to front with fitted blinds. White UPVC double glazed window to rear.

EN-SUITE SHOWER ROOM
Fitted with suite comprising of corner shower cubicle with wall mounted controls. Handheld shower attachment and fixed overhead shower. Top flush W.C. Sink set within vanity unit with storage drawers below. Mixer tap. Heated towel rail in anthracite. Tiled walls and tiled floor. Wall mounted extractor. White UPVC double glazed window to rear.

REAR GARDEN
100' with measurement taken to end of storage (30.48m with measurement taken to end of storage)
Accessed from dining room section via bi-folding doors. Lead out onto raised decked area. External lighting. Gate to side of property. Up and over door on to garage. Step down to main section of garden . Outside tap. External timber storage section accessed via sliding door. Aluminium greenhouse. Brick built BBQ. Open pergola. To rear of property is a timber storage unit with power and lighting. Westerly facing.








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Wroxham Gardens, Hertfordshire EN6

Total Area: 112.2 m² ... 1207 ft² (excluding garage, workshop)

All measurements are approximate and for display purposes only

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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

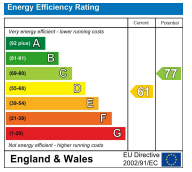
Block paved driveway. Paved area leading on to gate with shared driveway beyond. Open porchway above front door. External lighting. Power point.

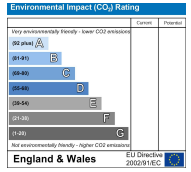
Tenure - Freehold. Council tax band D - Hertsmere Council.

Property Information
We believe this information to















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