



Duncan Perry

46 Cambridge Drive, Potters Bar, EN6 3EU
£670,000

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SALES ■ LETTINGS ■ COMMERCIAL

Duncan Perry offer this well presented F O U R BEDROOM S E M I - DETACHED house. The ground floor offers separate lounge, open plan modern kitchen and family room, downstairs WC and access to garage. First floor has two double bedrooms, single bedroom & family bathroom. Second floor has a further double bedroom & a large

en-suite. Outside the property is a large drive and front garden whereas the rear has a smaller South Westerly garden. Walking distance to popular schools. Viewing recommended.



- FOUR BEDROOM SEMI DETACHED HOUSE
- OPEN PLAN MODERN KITCHEN AND FAMILY ROOM
- SEPARATE LOUNGE
- WALKING DISTANCE TO POPULAR SCHOOLS
- FAMILY BATHROOM AND ENSUITE
- THREE DOUBLE BEDROOMS AND ONE SINGLE
- SOUTH WESTERLY GARDEN
- LARGE DRIVEWAY AND FRONT GARDEN
- FREEHOLD
- COUNCIL TAX BAND E - HERTSMERE COUNCIL



Wooden front door with obscure glazed panels opening into:

HALLWAY

Obscure glazed side lights to front door. Coving to ceiling. Spotlights to ceiling. Tiled effect vinyl flooring. Turn flight stairs to first floor. Under stairs cupboard housing gas and electric meters and consumer unit.

LOUNGE

White UPVC bay fronted window to front. Single radiator to fit bay. Coving to ceiling.

KITCHEN/ FAMILY ROOM

Kitchen

Range of wall, drawer and base units in grey. Complimenting grey Silestone working surfaces above and matching splashbacks. Inset sink with mixer tap. Siemens Integrated dishwasher. Kitchen island with Siemens electric induction hob and integrated extractor fan. Pop up electric points in Island. Integrated Siemens freezer. Integrated Siemens fridge. Integrated Siemens microwave/oven/grill. Integrated Siemens electric oven. Island has a breakfast bar and room for seating for two. Utility cupboard with space for washing machine and shelving. LED lighting on cupboards. Continuation of tile effect vinyl flooring. Spotlights to ceiling. Double radiator.

Family room

Woodwarm stoves gas burner operated with remote control and tiled hearth. Three Velux solar powered windows with remote controlled sun blinds. Spotlights to ceiling. White UPVC panoramic doors which can slide to side in sections or open fully. Double radiator. Continuation of tile effect vinyl flooring.

DOWNSTAIRS WC

White suite comprising concealed cistern WC and integrated flush. Sink set within vanity unit with mixer tap and cupboard below. Part tiled walls. Spotlights to ceiling. Chrome heated towel rail. Wall mounted extractor fan. Continuation of flooring from hallway.

FIRST FLOOR LANDING

White UPVC obscure glazed window to side partway up the stairs.

BEDROOM THREE

White UPVC window to rear. Fitted wardrobes in grey with hanging and bridge unit in between offering extra storage. Further wardrobe with hanging. Grey fitted dressing table with drawers. Single radiator. Coving to ceiling. Spotlights to ceiling.



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BEDROOM TWO

White UPVC bay fronted window to front. Coving to ceiling. Single radiator to fit bay.

BEDROOM FOUR

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

BATHROOM

White suite comprising shower cubicle with sliding doors. Shower area fully tiled with overhead shower, hand held shower attachment and wall mounted controls. Wall mounted extractor fan. Concealed cistern WC with integrated flush. Sink set within vanity unit with cupboards below. Further storage with base cupboard and wall cupboard. Amtico flooring. Spotlights to ceiling. Chrome heated towel rail. White UPVC obscure glass window to rear.

SECOND FLOOR LANDING

Turn flight stairs to second floor. White UPVC obscure glass window to side, partway upstairs. Access to eaves storage on stairs. Area is boarded and has lighting.

BEDROOM ONE

White UPVC window to rear. White UPVC French doors to rear with Juliette balcony. Single radiator.

EN-SUITE

White suite comprising bath with mixer tap and handheld shower attachment. Concealed cistern WC and integrated flush. Part tiled walls. Sink set above vanity unit with drawers below and a granite top. Mirror above with lighting. Large shower with wall mounted shower head, hand held attachment and wall mounted controls. Shower has a fixed glazed panel and a glazed door. Wall mounted extractor fan. Amtico flooring. Spot lights to ceiling. Two wooden Velux style windows to front.

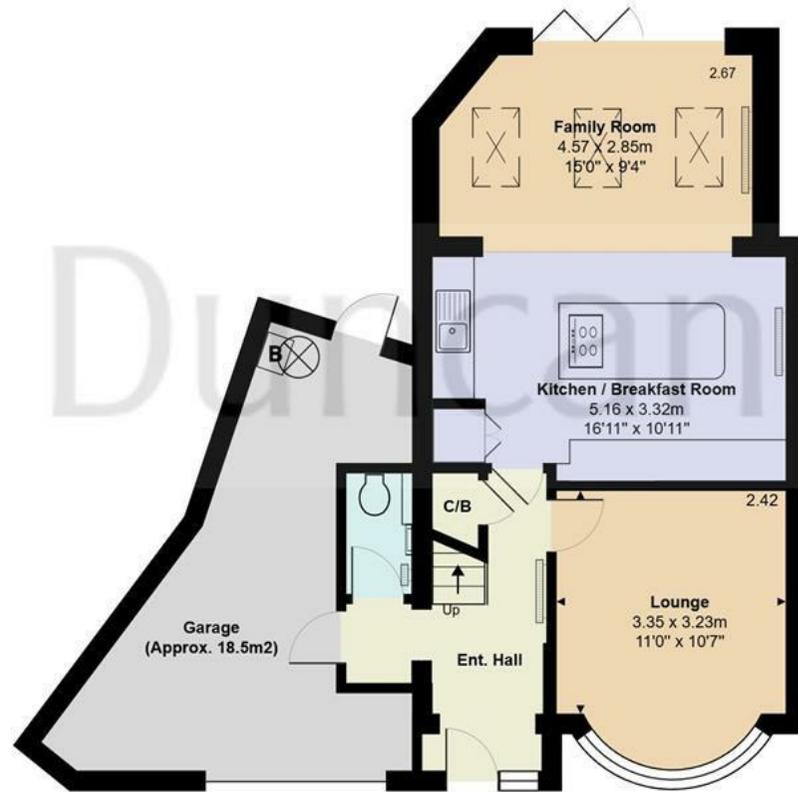
INTEGRAL GARAGE

Accessed from courtesy door from hall, courtesy door from garden and electric roller door at front. Water tank with Megaflo system, Vaillant combi boiler. White UPVC obscure glass courtesy door onto garden. Lighting and power. Space for tumble dryer. Space for fridge and space for freezer.





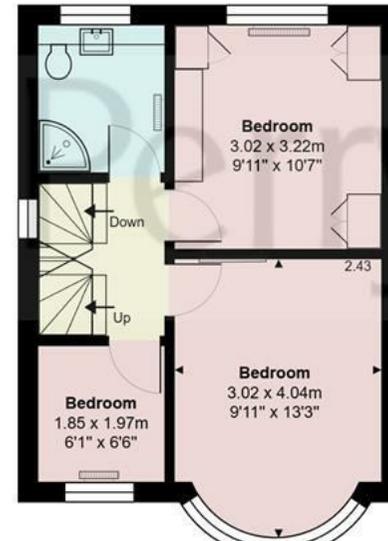
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Ground Floor
Area: inc. Garage 74.2 m² ... 798 ft²



Second Floor
Area: inc. Garage 22.5 m² ... 242 ft²



First Floor
Area: inc. Garage 34.7 m² ... 373 ft²

Cambridge Drive, Hertfordshire EN6

Total Area: 131.3 m² ... 1413 ft²

All measurements are approximate and for display purposes only

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REAR GARDEN

52'5" x 15'2" (approx at widest point)
 (16 x 4.63 (approx at widest point))
 Accessed from family room or from garage onto a patio area. Garden is South Westerly facing. Steps up to an artificial lawn with mixed borders to sides. Decking with steps up to timber summer house. Summer house has an open canopy and contains light, power and a consumer unit. Path at side of house to courtesy door to garage. Outside water tap. Garden tapers at rear. Measurement to shed is 10m x 4.63 but there is a bespoke shed at end which is 6 metres in length.

FRONT GARDEN

Picket fence. Concrete driveway with parking for several vehicles. Two grass areas one either side of drive with mixed borders,. Outside tap. Access to garage via roller door. External lighting and step up to front door.

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.



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
View energy efficient - lower running costs		View environmentally friendly - lower CO ₂ emissions	
95-100 A		95-100 A	
81-95 B		81-95 B	
67-80 C		67-80 C	
53-66 D		53-66 D	
39-52 E		39-52 E	
25-38 F		25-38 F	
11-24 G		11-24 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



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