



**3 Bed  
House - End  
Terrace  
located in Potters  
Bar**

Asking price £500,000



Laurel Fields  
Potters Bar  
EN6 2BB

Wooden Georgian style part glazed Entrance Door leads to:

**ENTRANCE PORCH:**

6'11" x 2'6"

Coving to ceiling, single radiator. Door to

**LOUNGE:**

15'7" x 13'6"

Coving to ceiling, double glazed window to front, double radiator, understairs storage cupboard. Straight flight staircase leads to the first floor. Door to:

**DINING ROOM:**

9'10" x 8'8"

Coving to ceiling, double radiator, double glazed sliding patio doors lead to rear garden. Wood effect laminate flooring. Door to:

**KITCHEN:**

9'11" x 6'6"

Provided with a range of wall and base units comprising cupboards and drawers, stone effect work surfaces, white 1 ½ bowl sink unit with mixer tap, Ariston electric oven and matching hob with overhead Elica extractor fan and light, space for washing machine, fridge/freezer and dishwasher, wall mounted boiler, double glazed window to rear, continuation of wood effect laminate flooring.

**FIRST FLOOR LANDING:**

Access to loft. Built in airing cupboard housing hot water cylinder.

**BEDROOM ONE:**

14'1" x 12'9"

Single radiator, two UPVC framed double glazed windows to front aspect.

**BEDROOM TWO:**

7'10" x 7'10"

UPVC framed double glazed window to rear, single radiator.

**BEDROOM THREE:**

7'7" x 7'7"

UPVC framed double glazed window to rear, single radiator.

**BATHROOM:**

Suite comprising bath with chrome grab handles and mixer tap with shower over, close coupled w.c., pedestal wash hand basin and mixer tap, part tiled walls, single radiator, light activated Vortice extractor fan.

**REAR GARDEN:**

Extending to approximately 40'. Patio area. Personal door to Garage. Security lighting. Laid to lawn with conifers and mixed borders.

**FRONT:**

Own driveway provides off street parking and leads to:-

**ATTACHED GARAGE:**

Up and over door, personal door to rear garden.

Tenure - Freehold - Council Tax Band D - 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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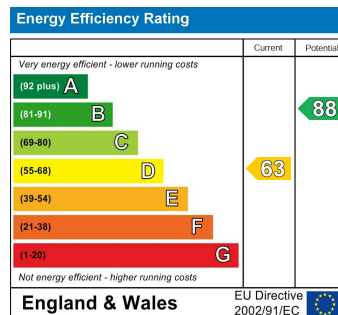




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Total Area: 81.0 m<sup>2</sup> ... 871 ft<sup>2</sup> (excluding garden (extends to approx. 12.5m))

All measurements are approximate and for display purposes only



## DIRECTIONS

Please refer to Google Maps using postcode.

## CONTACT

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