



**3 Bed
House - Semi-
Detached
located in**

£525,000



Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Cambridge Drive
Potters Bar
EN6 3EX

Glazed obscure glass white UPVC front door which opens in to:

HALLWAY

Coving to ceiling. Radiator. Under stairs storage cupboard which houses gas and electricity meters. Stairs to first floor. Doorway through to:

OPEN PLAN LOUNGE/DINER

Double glazed window to front. Two single radiators.

Lounge section
Coving to ceiling.

Dining room section
Further radiator. Serving hatch leading onto kitchen. Glazed wooden doors with side lights facing onto sun room.

KITCHEN

Fitted with a range of white gloss wall, drawer and base units with black flecked working surfaces above. Space for a gas cooker. Stainless steel sink with drainer with mixer tap. Serving hatch onto dining room. Window and door leading through to:

SUNROOM

Wall mounted Vokera boiler. Single radiator. Power point lighting. Double glazed windows and door leading onto the rear garden.

FIRST FLOOR LANDING

On landing double glazed window to front. Access to loft. Coving to ceiling.

BEDROOM ONE

Coving to ceiling. Radiator. Double glazed bay fronted window to front. Storage cupboard.

BEDROOM TWO

Coving to ceiling. Radiator. Double glazed white UPVC window to rear. Two separate storage cupboards.

BEDROOM THREE

Coving to ceiling. Double radiator. Window to rear.

BATHROOM

Fitted with a white suite comprising of top flush WC,. Pedestal sink with singular taps. Bath with singular taps. Window to side. Part tiled walls.

REAR GARDEN

100'

Paved patio area. Gate to side. Garden itself faces South and is predominately laid to lawn with mixer planting. Courtesy door leading into the garage.

GARAGE

Window facing onto garden. Barn style doors to front. Courtesy door onto garden.

FRONT OF PROPERTY

Small wall to front. Lawn area with mixed planting. Paved area providing off street parking. Shared driveway leading to the rear of the property. Open canopy above 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.







Cambridge Drive, Hertfordshire EN6

Total Area: 94.4 m² ... 1016 ft²

All measurements are approximate and for display purposes only

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

DIRECTIONS

Please refer to google maps using property postcode.

CONTACT

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