



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

£406,500



Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

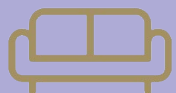
Beechwood Avenue
Potters Bar
EN6 2PJ



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White UPVC front door with two obscure glazed panels with stained glass detail opening into:

HALLWAY

Under stairs cupboard housing consumer unit, gas meter and electric meter. Second storage cupboard used as storage. Single radiator. Straight flight stairs to first floor. Coving to ceiling. Tiled wood effect floor.

THROUGH LOUNGE/DINER

Coving to ceiling. Feature pendant lights (currently over table). Double radiator. Small bay white UPVC Georgian style window to front. White UPVC sliding patio doors to rear. Wooden flooring.

KITCHEN

Range of wall, drawer and base unit in a grey gloss with complimenting stone working surfaces above. Bosch electric oven and Bosch induction hob above. Above that black extractor fan. Space for fridge freezer. Space for washing machine. Black sink with drainer and mixer tap. White UPVC Georgian style window to rear. Tiled floor. Tiled splashbacks. White UPVC courtesy door with obscure glass onto side garden.

FIRST FLOOR LANDING

White UPVC window to side. Wood floor. Loft hatch with ladder, lighting and boarded. Loft also contains combi Worcester boiler. Coving to ceiling.

BEDROOM ONE

Coving to ceiling. Fitted wardrobes with sliding doors with hanging, shelves and drawers. White UPVC Georgian style window to front. Single radiator. Wooden flooring. Alcove with shelving and concertina door.

BEDROOM TWO

Coving to ceiling. Wooden floor. White UPVC Georgian style window to rear. Single radiator.

BATHROOM

White suite comprising bath with bi-folding shower glazed door with overhead shower, hand held attachment and mixer tap. Concealed cistern WC. Sink set upon vanity unit with shelves and mixer tap. Fully tiled walls. Tiled floor. White UPVC obscure glass Georgian style window to rear. Ceiling extractor. Feature radiator.

REAR GARDEN

21'9" x 29'0" (at widest point) approx
Garden is westerly facing and is triangular in shape and further section to side.

Access from lounge/diner onto a patio area. Grass area with mixer borders. Water point.

SIDE GARDEN

29'10" x 12'3" approx
Accessed from kitchen door. Mixer borders and raised planting. Brick built shed at end with a timber front canopy. Shed has power. Wooden gate to front or property. Further wood gate to side of garden. Step up to kitchen door.

FRONT OF PROPERTY

Steps down to property onto paved area. Flower bed at front. Outside light. Step up to front door. Canopy over door.

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.



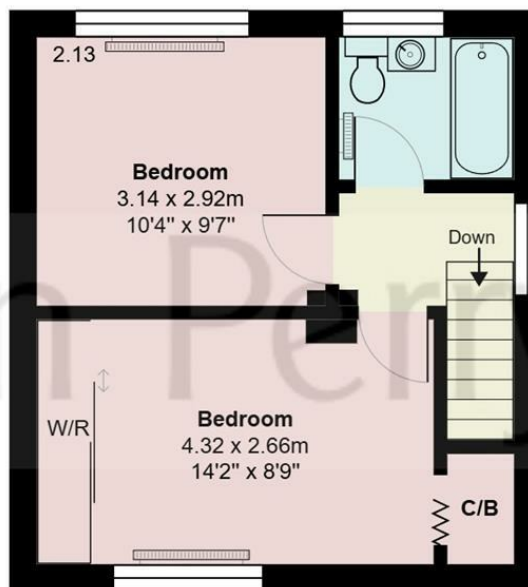


40 Beechwood Avenue, Potters Bar, EN6 2PJ





Ground Floor
Area: 29.4 m² ... 316 ft²



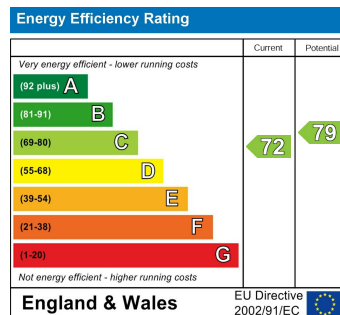
First Floor
Area: 29.8 m² ... 321 ft²

Beechwood Avenue, Hertfordshire EN6

Total Area: 59.2 m² ... 637 ft²

All measurements are approximate and for display purposes only

Duncan Perry



DIRECTIONS

Please refer to google maps using property postcode

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