



40 Manor Road, Potters Bar, Herts, EN6 1DQ  
£800,000

Duncan Perry  
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Situated within walking distance from Potters Bar Mainline railway station and shops, this CHAIN FREE THREE BEDROOM LINK DETACHED HOUSE with two loft bedrooms making 5 beds in total and is arranged on three floors with en-suite shower room and two bathrooms. Property features two reception rooms, downstairs cloakroom, kitchen and morning room.



- FIVE BEDROOM LINK DETACHED HOUSE
- WALKING DISTANCE OF SHOPS AND MAINLINE STATION
- CHAIN FREE
- TWO RECEPTION ROOMS
- EN-SUITE AND TWO BATHROOMS
- MORNING ROOM
- KITCHEN
- OFF STREET PARKING
- SEPERATE ADJACENT OFFICES AND GARAGES AVAILABLE BY NEGOTIATION
- COUNCIL TAX BAND G - HERTSMERE



Situated within walking distance from Potters Bar Mainline railway station and shops, this CHAIN FREE FIVE BEDROOM LINK DETACHED HOUSE is arranged on three floors with en-suite shower room and two bathrooms. Property features two reception rooms, downstairs cloakroom, kitchen and morning room. Further land, garages and detached office suite available by negotiation.

Feature covered entrance porch with block work floor. Wood front door opens into:

#### **ENTRANCE HALL**

Laminate wood effect flooring. UPVC framed Georgian style double glazed windows to front. Double radiator. Built in cloaks cupboards with hooks and also gas meter.

#### **GROUND FLOOR CLOAKROOM**

Modern white suite comprising concealed cistern W.C. and vanity top wash basin with double width cupboards below. Chrome heated towel rail. Continuing laminate wood effect flooring. Frosted Georgian style UPVC framed double glazed window to side. LED ceiling spotlights. Light activated extractor fan.

#### **LOUNGE**

19'1 x 10'10 (5.82m x 3.30m)

Laminate wood effect flooring. Built in glazed fronted display cabinet. Two double radiators. UPVC framed Georgian style double glazed bay window to front. Oriel window to side and window to other side. T.V. aerial point.

#### **DINING ROOM**

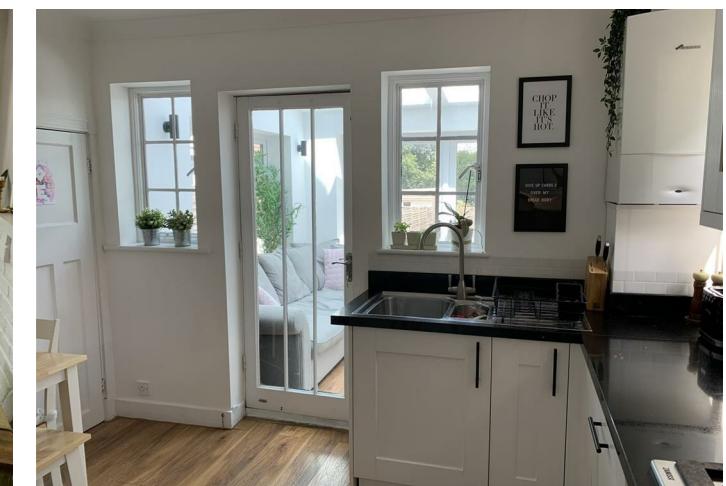
16' x 11' (4.88m x 3.35m)

Laminate wood effect flooring. Feature brick fireplace with marble tiled hearth. Two double width built in cupboard. Two double radiators. UPVC Georgian style framed double glazed Oriel window to front. UPVC framed part frosted Georgian style bay window to side.

#### **KITCHEN/BREAKFAST ROOM**

11'x11'

Modern range of wall and base units featuring cupboards, drawers and glazed cupboards. Quartz worktops and up stand with inset Zanussi four ring gas hob and oven and grill below. One and half bowl stainless steel sink with mixer tap. Zanussi stainless steel and glass extractor hood. AEG integrated dishwasher. Whirlpool integrated fridge/freezer. Wall mounted Worcester gas central heating boiler. UPVC framed Georgian style double glazed window to side. Double radiator. Laminate wood effect flooring. Understairs storage cupboard with electricity meters. Built in larder with shelving and UPVC Georgian style framed double glazed window to rear and light. LED ceiling spotlights. Windows and glazed door to:



## MORNING ROOM

10'3 x 9'2 (3.12m x 2.79m)

UPVC framed double glazed windows and double width casement doors to rear. UPVC framed double glazed window to side. UPVC framed double glazed hi level window to other side. Double glazed vaulted roof. Space for washing machine. Wall light points.

## FIRST FLOOR LANDING

Approached via turn flight staircase with half landing and Georgian style UPVC framed double glazed window to front. Built in cupboard housing JAB pressurised hot water tank.

## BEDROOM ONE

12' 3 lengthening to 17'1 (.21m) into door recess" x 11' (3.73m x 3.35m)

UPVC framed Georgian style double glazed Oriel window to front. UPVC framed Georgian style double glazed window to side. Double radiator.

## ENSUITE SHOWER ROOM

7'1x4'4 (2.16m x 1.32m)

White suite comprising shower base with glass sliding door. Overhead and hand shower. Vanity top wash basin with drawer below. Top flush W.C. Marble tiled floor and half walls, fully tiled to shower cubicle. Chrome heated towel rail. Light activated extractor fan. LED ceiling spotlights.

## BEDROOM TWO

13'1 x 10'11 (3.99m x 3.33m)

UPVC framed Georgian style double glazed Oriel window to side. UPVC framed Georgian style double glazed window to front. Double radiator.

## BEDROOM THREE

11' x 10'11 (3.35m x 3.33m)

Double radiator. Georgian style UPVC framed double glazed window to rear.

## BATHROOM

7' 7" x 5' 10

White suite comprising shower/bath with mixer tap, shower attachment, overhead shower and separate hand shower. Glass folding shower screen. Vanity top wash basin with double width cupboards below. Top flush W.C. Three quarter marble tiled walls and floor. Frosted UPVC Georgian style framed double glazed window to side. Chrome heated towel. Light activated extractor fan. LED ceiling spotlights.

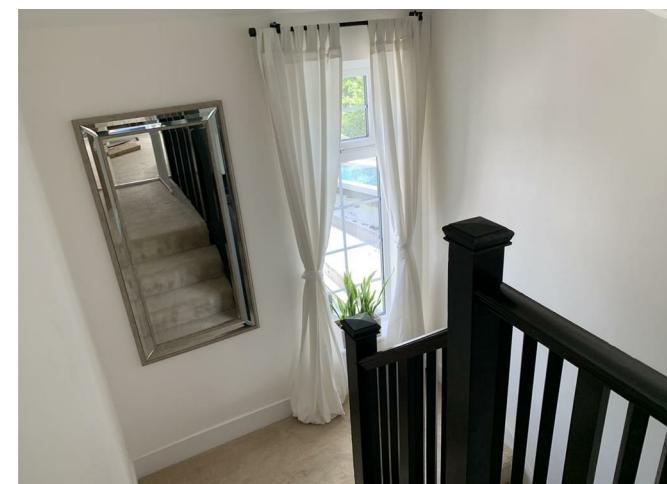
## STUDY AREA

8' 5 x 6' 3 (2.44m 1.52m x 1.83m 0.91m)

Maximum width being almost triangular in shape. Georgian style UPVC framed double glazed window to front. LED ceiling spotlights.

## SECOND FLOOR LANDING

Approached from first floor landing via turn flight staircase with Georgian style UPVC framed double glazed window to rear. Double radiator. Storage alcove.







Manor Road, Hertfordshire EN6

All measurements are approximate and for display purposes only



#### BEDROOM FOUR

25' x 73' (7.62m x 2.21m)

Maximum width with restricted headroom. Double radiator. Two double glazed Velux skylights to side. One with roof top views.

#### BEDROOM FIVE

12'6 x 7'2 (3.81m x 2.18m)

Maximum width measurement with restricted headroom. Double radiator. Double glazed Velux skylight to rear.



#### BATHROOM

78 x 66 (2.34m x 1.98m)

Maximum width measurement with restricted headroom. White suite comprising bath tub with mixer tap and hand shower. Pedestal wash basin with cascade mixer and top flush W.C. Tiled effect floor covering. Marble tiled walls to splash areas. Double glazed Velux skylight to side.

#### EXTERIOR REAR

75'5 x 21'5 (22.99m x 6.53m)

Starting from the rear of the property with paved patio and gravelled area. Steps down to garden which is predominately laid to lawn., Timber fence panelling to three sides. Built in storage cupboard integral to house. Independent access to front via concrete and paved sideway with external water point.

#### EXTERIOR FRONT

Combination of new stone paved driveway and tarmacadam providing parking. Crazy paved pathed front door. Small lawned area retained by hedge. External lighting point.

Freehold. Council Tax band G - Hertsmere Borough 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.

#### Energy Efficiency Rating

	Current	Planned
Very energy efficient - low running costs	A	
01-03	B	
04-06	C	
07-09	D	
10-12	E	
13-15	F	
16-18	G	

#### Environmental Impact (CO<sub>2</sub>) Rating

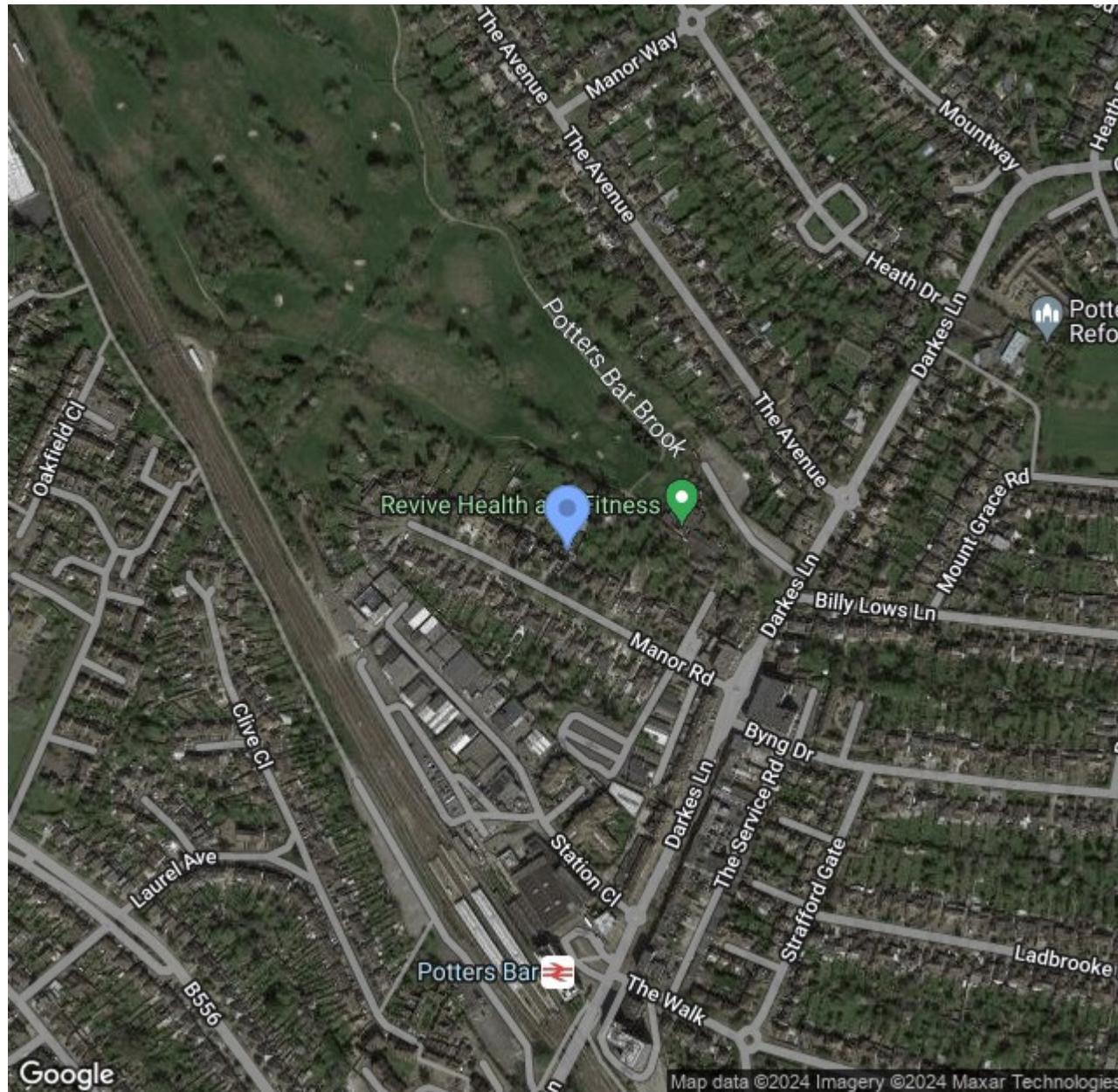
	Current	Planned
Very environmentally friendly - low CO <sub>2</sub> emissions	A	
01-03	B	
04-06	C	
07-09	D	
10-12	E	
13-15	F	
16-18	G	

#### Energy Efficiency Rating

	EU Directive 2002/91/EC
England & Wales	C

#### Environmental Impact (CO<sub>2</sub>) Rating

	EU Directive 2002/91/EC
England & Wales	C



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