



62 Southgate Road, Potters Bar, EN6 5DZ
£735,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

AVAILABLE CHAIN FREE. This larger than average four bedroom semi detached house is a fantastic space for a family. Ground floor features through lounge, dining room, family room, home office, utility room, kitchen and downstairs WC. First floor offers two double bedrooms and a large single bedroom, family bathroom, and further shower room.

Second floor offers a double bedroom with en-suite. Attractive mature garden of approx. 118', large driveway and garage. Close to shops and amenities. Viewing recommended.



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- FOUR BEDROOM SEMI DETACHED HOUSE 1829 sq ft , 170 sq mtrs
- LARGE OPEN LOUNGE/DINING ROOM/FAMILY ROOM
- UTILITY ROOM
- HOME OFFICE
- KITCHEN/BREAKFAST ROOM
- FAMILY BATHROOM/ FURTHER SHOWER ROOM / ENSUITE SHOWER ROOM
- WALKING DISTANCE TO SHOPS AND AMENTIES
- LARGE 118' MATURE GARDEN
- GARAGE AND LARGE DRIVEWAY
- FREEHOLD. COUNCIL TAX BAND E - HERTSMERE COUNCIL



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White UPVC sliding doors opening into:

PORCH

Tiled floor. Wooden front door with coloured obscure glass side lights opening into:

HALLWAY

Coving to ceiling. Single radiator. Wooden flooring. Cupboard housing consumer unit, electric meter and gas meter. Turn flight stairs to first floor.

DOWNSTAIRS WC

White top flush WC. Single radiator. White corner sink with mixer tap. Tiled walls. Tiled floor,. Wooden window onto side (into garage).

LOUNGE/DINING ROOM /FAMILY ROOM

LOUNGE SECTION

Continuation of wooden flooring from hall. White UPVC bay window to front and two side windows. Double radiator. Cream fireplace and mantel housing an electric fire. Wall light points. Coving to ceiling. Open archway to:

DINING ROOM SECTION

Coving to ceiling. Single radiator. Continuation of wooden flooring. Open arch to Breakfast room and:

FAMILY ROOM SECTION

Continuation of wooden flooring. Coving to ceiling. White UPVC French doors onto rear garden.

BREAKFAST AREA

Coving to ceiling. Single radiator. Continuation of wooden flooring. Open to:



KITCHEN

Range of wall, drawer and base units in wood with complimenting working surfaces above. Tiled floor. Tiled splashbacks and window sill. Intergrated New World electric oven and grill. Neff five ring gas hob with covered wooden extractor above. Space for dishwasher. Stainless steel sink with drainer and mixer tap. Space for fridge freezer. White UPVC window to rear.

HOME OFFICE

Continuation of wooden flooring. Sky light. Single radiator. Door to:

GARAGE

Valliant boiler. Electric up and over door. Lighting and power.

UTILITY ROOM

Range of wall and base units with stainless steel sink and double drainer with mixer tap. Tiled floor. Space for a washing machine. Space for tumble drier. Single radiator. White UPVC French doors onto garden.

FIRST FLOOR LANDING

Turn flight stairs to first floor. Part way up stairs is a storage cupboard. Opaque stained glass aluminium window to side. Single radiator.

BEDROOM TWO

White UPVC bay window to front. White UPVC windows to both sides of bay. Mirrored fitted wardrobes with hanging rails and shelving.

BEDROOM THREE

Single radiator. White UPVC window to rear.





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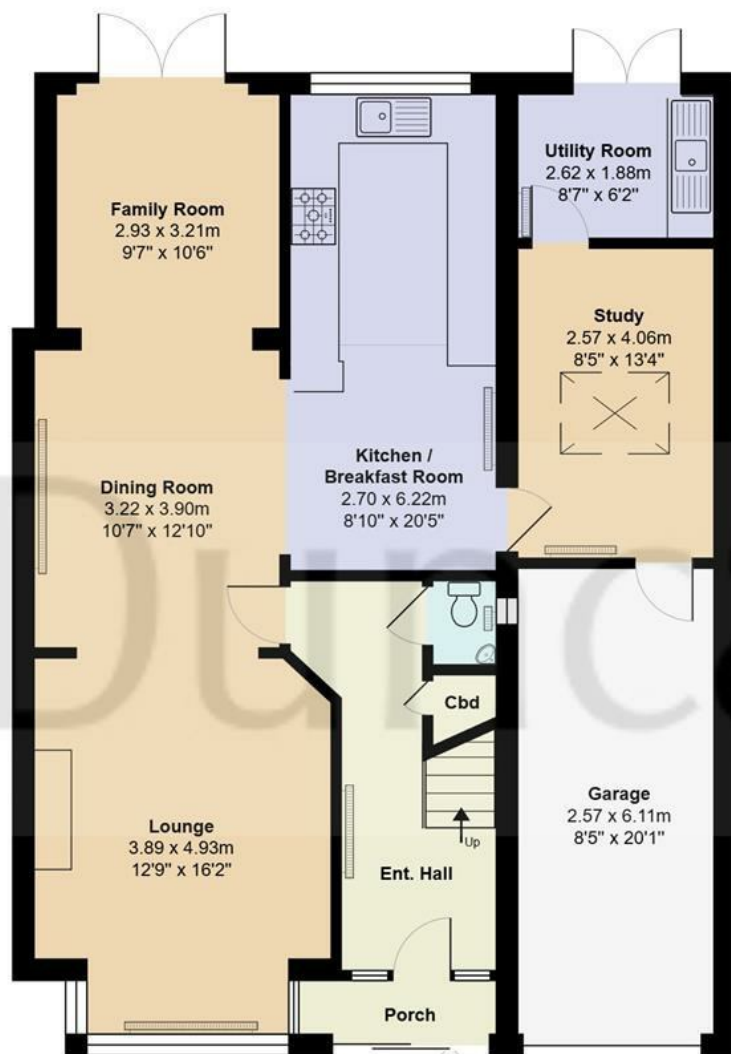
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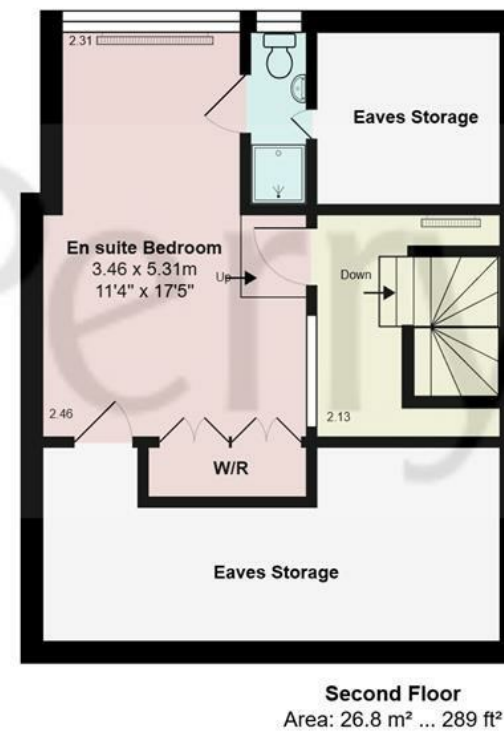
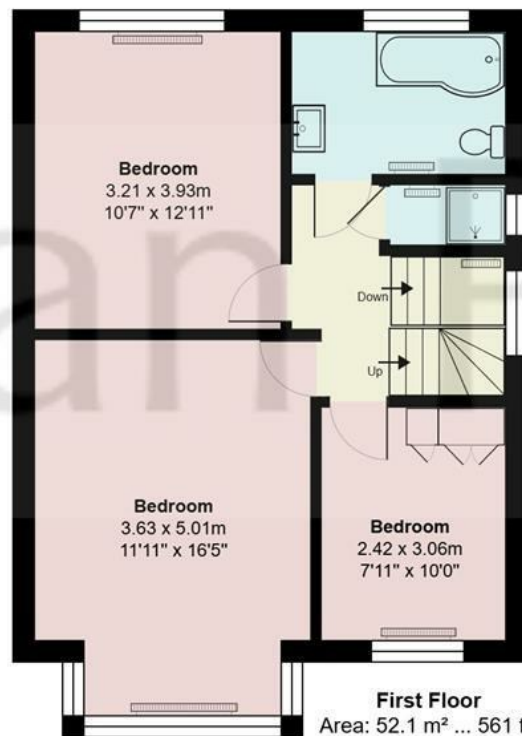
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Ground Floor
Area: 91.1 m² ... 980 ft²



Southgate Road, Hertfordshire EN6

Total Area: 170.0 m² ... 1829 ft² (excluding garage, eaves storage)

All measurements are approximate and for display purposes only

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BATHROOM

White suite comprising of P shaped bath with curved glazed shower screen. Wall mounted shower head and separate wall mounted controls. Tiled walls and tiled floor. Chrome heated towel rail. White WC. White bidet with mixer spray. Sink set within white wooden vanity unit with mixer tap. White UPVC obscure glass window to rear.

SHOWER ROOM

White shower base with bi folding glazed door. Wall hung rainfall shower with separate handheld attachment. Fully tiled. Chrome heated towel rail. Extractor fan. White UPVC obscure glass window to side.

Turn flight stairs to second floor

BEDROOM FOUR

Wooden fitted wardrobes with hanging rails and shelving. White UPVC window to front. Single radiator.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
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Most energy efficient - lower running costs 95-100 kWh/m ² /yr A 81-94 kWh/m ² /yr B 69-80 kWh/m ² /yr C 55-68 kWh/m ² /yr D 41-54 kWh/m ² /yr E 27-40 kWh/m ² /yr F 13-26 kWh/m ² /yr G Not energy efficient - higher running costs		Most environmentally friendly - lower CO ₂ emissions 200 g/m ² /hr A 150-199 g/m ² /hr B 100-149 g/m ² /hr C 75-99 g/m ² /hr D 50-74 g/m ² /hr E 25-49 g/m ² /hr F 1-24 g/m ² /hr G Not environmentally friendly - higher CO ₂ emissions	
65		77	
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

SECOND FLOOR LANDING

Large white UPVC obscure glass window to side. Single radiator. Coving to ceiling.

BEDROOM ONE

Brown fitted wardrobes with hanging rails and shelving with part mirrored doors. Door to eaves storage with lighting. Wooden window onto second floor landing. Double radiator. Loft hatch. White UPVC window to rear.

ENSUITE

Shower cubicle with bi folding glazed doors. Electric Mira shower. Tiled walls and floor. Top flush white WC. Wall mounted white sink with mixer tap. White UPVC window to rear. Door to further eaves storage.

REAR GARDEN

118'1" x 27'10" approx (36m x 8.5m approx)

Large paved patio accessed from family room or utility room. Retained flower beds around patio with low brick wall. Steps down to grass section. Path to rear of garden. Mature shrubs and flower beds. Open pergola. Small pond. Trellis dividing rear section of garden. This contains raised vegetable beds, large green house, wooden shed to rear and children's wooden summer house.



EXTERIOR FRONT

Large blocked paved driveway with parking for several vehicles. External lighting. Flower beds to side with mature shrubs and tree. Low brick wall at front.

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.



