



4 Abingdon Place, Potters Bar, Herts, EN6 1TF
£515,000

Duncan Perry
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This well presented three bedroom extended tunnel terrace house features separate lounge, modern kitchen / diner, downstairs W.C and Westerly aspect garden with Summerhouse. First floor has three bedrooms and a family bathroom. Located in a quiet cul-du-sac and is walking distance to local shops and amenities. Viewing essential!



- THREE BEDROOM TUNNEL TERRACE HOUSE
- WELL PRESENTED AND EXTENDED TO REAR
- SEPARATE LOUNGE
- MODERN KITCHEN / DINER
- DOWNSTAIRS W.C.
- FAMILY BATHROOM
- QUIET CUL-DU-SAC LOCATION
- WALKING DISTANCE TO LOCAL SHOPS AND AMENITIES
- PRETTY WESTERLY ASPECT GARDEN
- TENURE - FREEHOLD. COUNCIL TAX BAND D - HERTSMERE COUNCIL



Composite front door with obscure panel leading into

ENTRANCE HALL

Single radiator. Straight flight stairs to first floor.

LOUNGE

Single radiator. Electric fitted fireplace with marble surround and hearth. White UPVC double glazed window to front. Door through to

KITCHEN / DINER

Features wall, drawer and base units in anthracite with complimentary working surfaces above. Spotlights to ceiling. Luxury vinyl flooring. Space for American style fridge / freezer. Stainless steel sink with mixer tap and grooved drainer. Integrated Bosch Washing machine. Integrated Lamona tumble dryer. Integrated dishwasher. AEG induction hob with AEG stainless steel extractor above. AEG integrated oven and microwave. Island with cupboards and drawers with seating for three. Double glazed bi-folding doors to rear.



FIRST FLOOR LANDING

Doors to all rooms. Access to loft with pull down ladder and fully boarded.

BEDROOM ONE

Single radiator. Mirrored fitted wardrobe with hanging rail and shelving. White UPVC double glazed window to front.

BEDROOM TWO

Coving to ceiling. Single radiator. Storage cupboard with rack shelving and houses Valliant combination boiler. White UPVC double glazed window to rear.



BEDROOM THREE

Single radiator. Over stairs storage cupboard with hanging rail and shelving. White UPVC double glazed window to front.

BATHROOM

White suite comprising bath with overhead shower with wall mounted controls and separate handheld shower attachment, Sink set within vanity unit with drawers below and mixer tap. Concealed cistern W.C. Tiled walls. Luxury vinyl flooring. Wall mounted mirror. Spotlights to ceiling. Chrome heated towel rail. White UPVC double glazed obscure glass window to rear.

DOWNSTAIRS W.C.

White suite comprising close coupled W.C. with top flush. White hand basin with mixer tap with storage cupboard below. Spotlights to ceiling. Extractor fan. Part tiled walls. Tiled floor.

REAR GARDEN

50' approx (15.24m approx)

Accessed via bi-folding doors in kitchen / diner. From the rear of property leading out onto a patio area. Plant and shrub borders. Garden itself is predominately laid to lawn. Pathway to rear leading to

SUMMER HOUSE

Power and lighting.

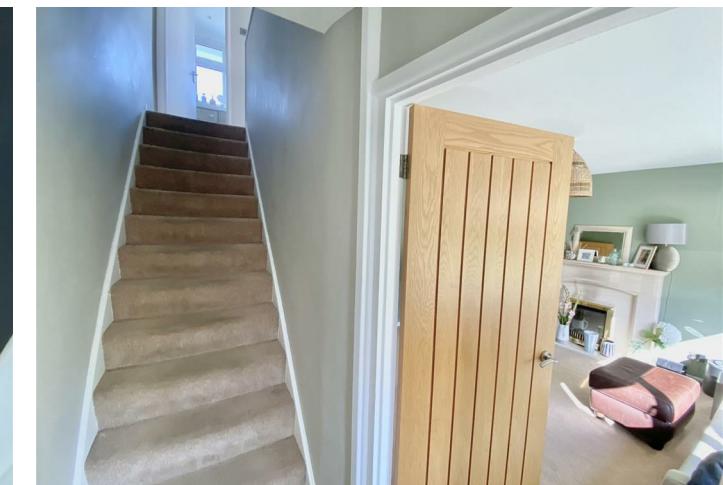
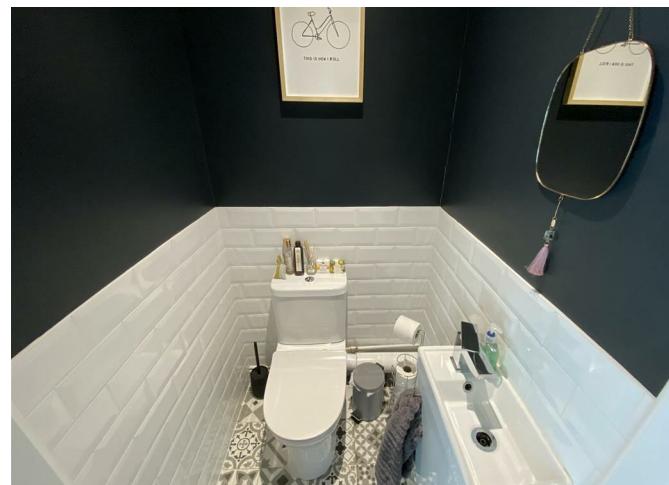
FRONT OF PROPERTY

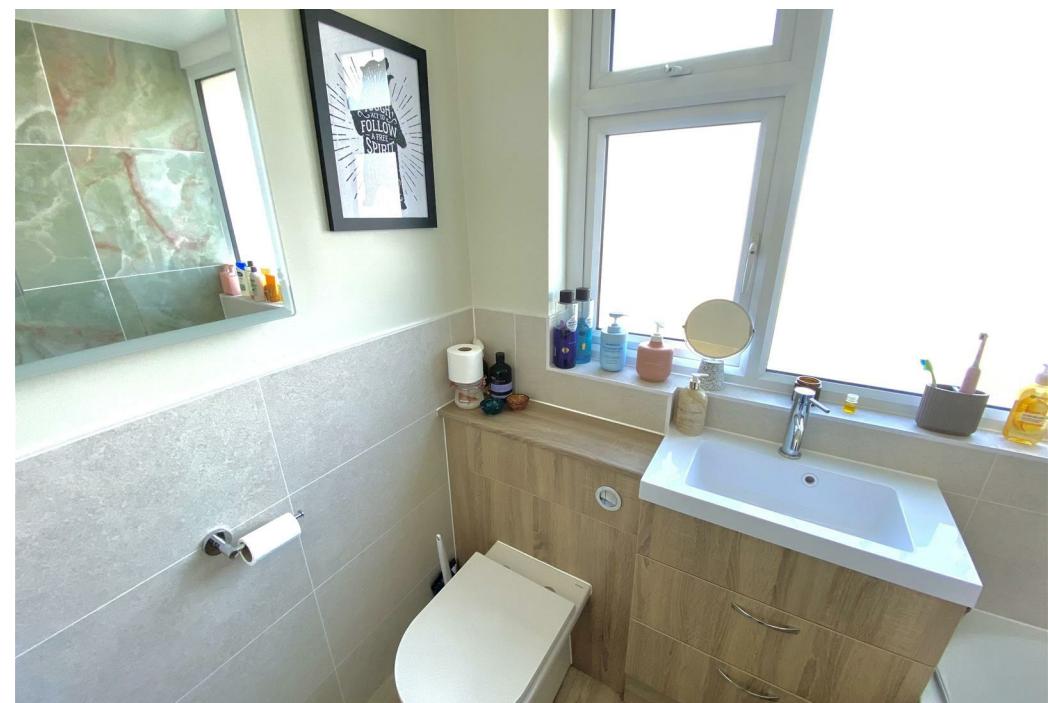
Front is predominately laid to lawn with pathway to front door. Access to side of property.

GARAGE EN-BLOCK

Up and over door,

Tenure - Freehold. Council tax band D - Hertsmere Council.







Abingdon Place, Hertfordshire EN6

All measurements are approximate and for display purposes only

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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			Environmental Impact (CO ₂) Rating		
Very energy efficient - low running costs	Current	Planned	Very environmentally friendly - low CO ₂ emissions	Current	Planned
92-100 A			92-100 A		
81-90 B			81-90 B		
70-80 C			70-80 C		
55-69 D			55-69 D		
35-54 E			35-54 E		
21-34 F			21-34 F		
1-20 G			1-20 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		



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