



85 Hatfield Road, Potters Bar, Herts, EN6 1HZ
Guide Price £650,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

We are delighted to offer for sale this beautifully presented 3 bed semi-detached house situated in a popular location with easy access to shops, station and popular schools. On the ground floor is a lounge, dining room and conservatory, together with a newly fitted kitchen. On the first floor are 3 good sized bedrooms plus bathroom

and WC. Externally there is a beautiful rear garden and to the front there is off street parking and access to garage.



- THREE BEDROOM SEMI DETACHED HOUSE
- BEAUTIFUL 80FT REAR GARDEN
- GARAGE AND OFF STREET PARKING
- POPULAR LITTLE HEATH AREA
- TWO RECEPTION ROOMS AND LOUNGE
- TWO DOUBLE BEDROOM AND SINGLE BEDROOM
- BATHROOM WITH SEPARATE WC
- ELECTRIC CAR CHARGING POINT
- FREEHOLD
- COUNCIL TAX BAND E - HERTSMERE COUNCIL



Composite front with glazed obscure glass central panels opens into:

HALLWAY

Coving to ceiling. Covered radiator. Stairs rising to first floor. Under stairs storage cupboard which houses consumer unit and gas and electric meters. Amtico flooring.

LOUNGE

Picture rail. Double glazed white UPVC window to front fitted with bespoke shutters. Raised inset gas fireplace. Glazed door to dining room.

DINING ROOM

Continuation of flooring from kitchen. Picture rail. Double glazed white UPVC patio doors to rear. Covered radiator. Doorway through to:

KITCHEN

Continuation of flooring from hallway. Kitchen is fitted with a range of cream high gloss wall, drawer and base units with grey working surfaces above and matching upstands. Integrated under counter fridge and freezer. Integrated Sharp washing machine. Space for five ring range style cooker. Behind is a glazed splash back and above is a Rangemaster extractor. Spotlights to ceiling. Covered radiator. Double glazed window to rear with fitted shutters. Doorway through to:

CONSERVATORY

Features tiled flooring. Opaque panels to side. Glazed panels facing garden with top openers. Double glazed patio doors. Courtesy door which leads onto garage and the front of the property.

FIRST FLOOR LANDING

Coving to ceiling. Double glazed obscure glass window to side, fitted with white shutters. Airing cupboard with rack shelving and this also houses a Vaillant combi boiler. Access to loft via drop down ladder. Loft is boarded and has lighting.



BEDROOM ONE

Coving to ceiling. Two double glazed windows in white UPVC to front, both fitted with shutters in white. Fitted wardrobes with mirrored sliding doors. Single radiator.

BEDROOM TWO

Fitted wardrobes in pine with partial mirrored doors. Wall mounted tv point. Single radiator. Picture rail. Double glazed window to rear with fitted shutters.

BEDROOM THREE

Picture rail. Fitted wardrobes in light wood effect. Single radiator. Double glazed window to front with fitted shutters. Smaller double glazed window to side with fitted shutters.

BATHROOM

Features a white suite comprising of bath with wall mounted Aqualisa shower, mixer tap and hand held shower attachment. Pedestal sink with mixer tap. Chrome heated towel rail. Spotlights to ceiling. Double glazed window to rear with fitted shutters. Tiled wall and tiled floor.

SEPARATE WC

Features white WC with concealed cistern. Double glazed obscure glass window to side with fitted shutters. Coving and spotlights to ceiling.

REAR GARDEN

80' length (24.38m length)

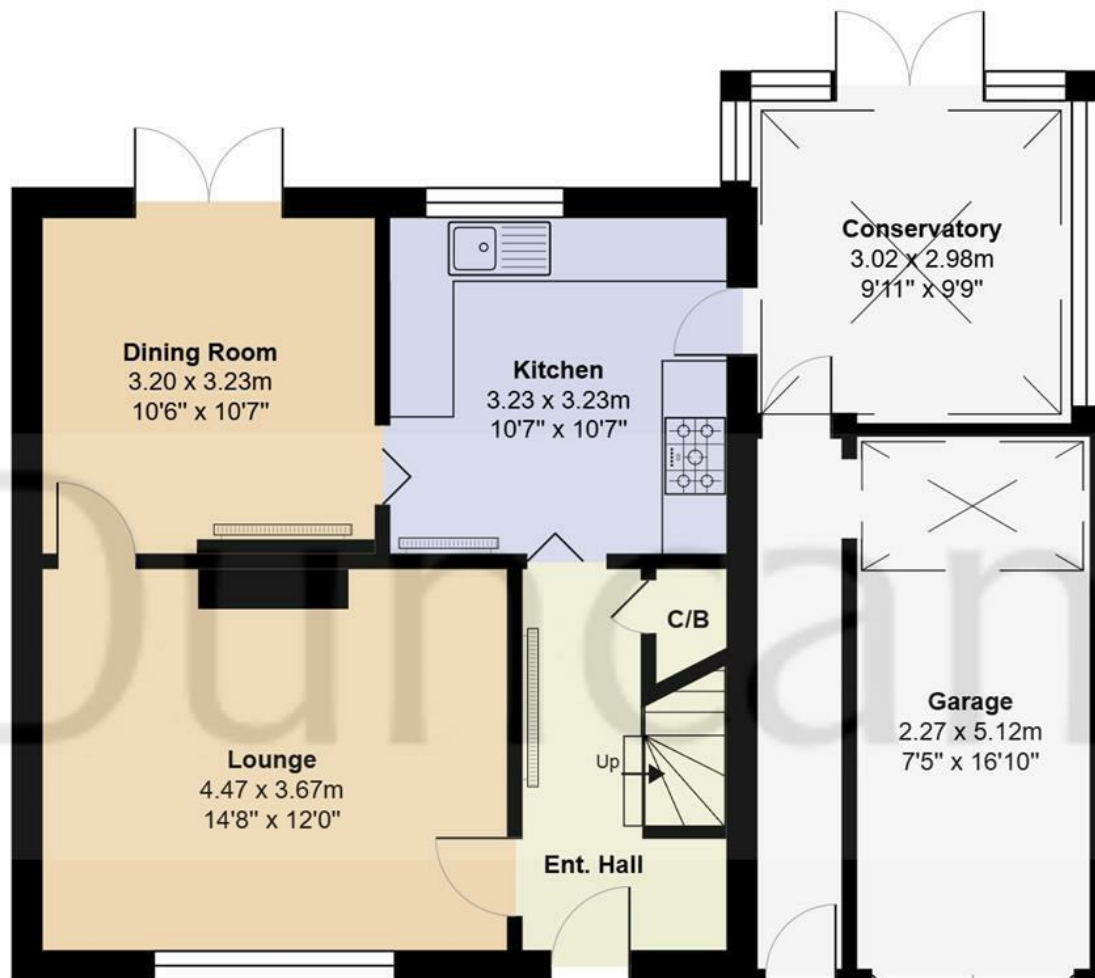
Accessed from dining room or from conservatory which leads out onto a patio area laid in a bonded resin. Outside tap. Main garden is attractively planted with mixed borders to either side. Main section of garden is lawn. To rear is a gravelled seating area with outside BBQ and separate storage unit.

GARAGE

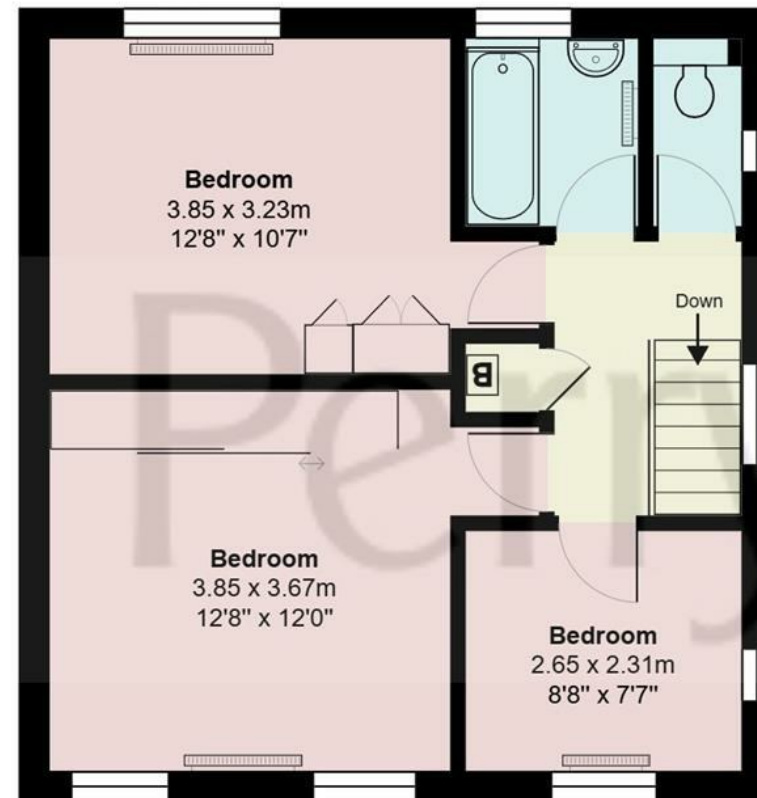
Power and lighting. Barn style doors to front.







Ground Floor
Area: 68.1 m² ... 733 ft²



First Floor
Area: 46.9 m² ... 505 ft²

Hatfield Road, Hertfordshire EN6

Total Area: 115.0 m² ... 1238 ft² Inc. Garage

All measurements are approximate and for display purposes only

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FRONT OF PROPERTY

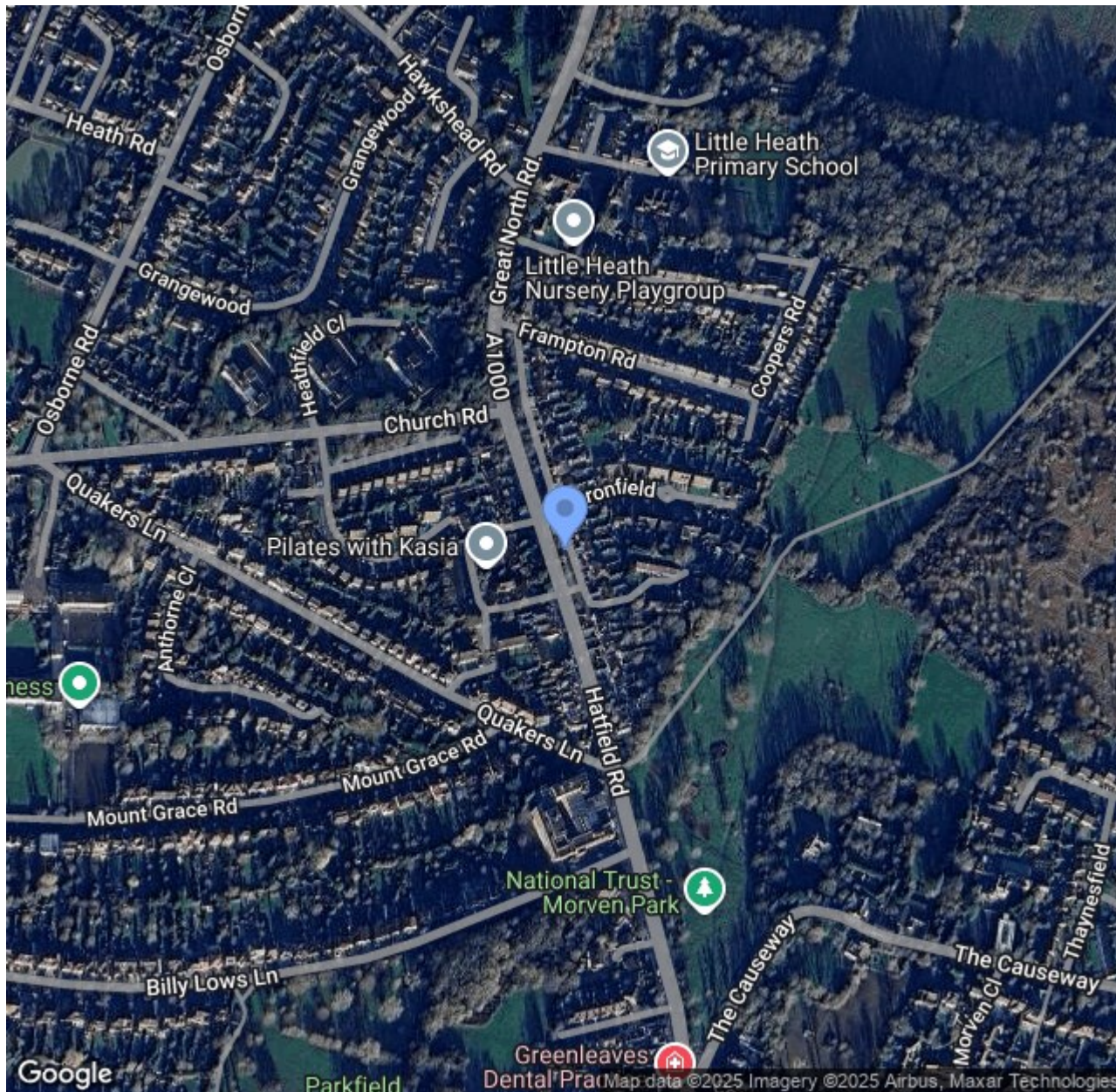
Resin bonded driveway providing off street parking. External car charging point. Garden itself is terraced retained by brick with gravelled borders. Steps up to front door where there is an open canopy. Access to garage via barn style and access to side and rear of property via courtesy door.

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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A++ (100-92)	A (79-64)	A++ (100-92)	A (79-64)
A+ (91-82)	B (63-50)	A+ (91-82)	B (63-50)
A (81-67)	C (49-35)	A (81-67)	C (49-35)
B (66-55)	D (34-21)	B (66-55)	D (34-21)
C (54-45)	E (20-15)	C (54-45)	E (20-15)
D (44-36)	F (14-10)	D (44-36)	F (14-10)
E (35-27)	G (9-5)	E (35-27)	G (9-5)
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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