



**69 Baker Street, Potters Bar, EN6 2EX**  
**£980,000**

**Duncan Perry**  
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THREE/FOUR BEDROOM DETACHED HOUSE with two large reception rooms, kitchen, utility, home office, garden room. Property is situated within walking distance from Potters Bar main centre with local shops and mainline railway services to London.



- THREE/FOUR BEDROOM DETACHED HOUSE
- TWO LARGE RECEPTION ROOMS
- KITCHEN
- UTILITY ROOM
- HOME OFFICE
- GARDEN ROOM
- WALKING DISTANCE TO SHOPS AND MAINLINE STATION
- EN-SUITE TO BEDROOM ONE
- FREEHOLD
- COUNCIL TAX BAND G - HERTSMERE



Panelled front door with frosted and leaded light double glazed panels opening into:

### ENTRANCE PORCH

Feature wood effect Amtico flooring. Double glazed leaded light part stained feature arch window to front. Opaque double glazed window to side. Multi pane frosted door to:

### ENTRANCE HALL

Herringbone pattern wood effect Amtico flooring. Double radiator. Feature panelled walls. Plate shelf. Under stairs storage cupboard housing electric consumer unit.

### DOWNSTAIRS CLOAKROOM

Top flush white suite. Wall mounted wash basin. Tiled floor. Chrome heated towel rail.

### RECEPTION ROOM ONE

27'11" x 13'0" (8.52 x 3.97)

Formerly two rooms. Feature fireplace with gas coal effect living flame fire. Fitted window seat with storage beneath. Leaded light double glazed bay window to front. Fitted book shelves with cupboards below. Ornamental fireplace with fitted cupboards and shelving. TV aerial point, Double and single radiator. Ceiling roses. Wall light point.

### RECEPTION ROOM TWO

25'8" x 10'3" (widening to 10'11") (7.84 x 3.13 (widening to 3.33) )

Amtico Herringbone wood effect flooring. Feature vaulted ceiling with three double glazed Velux skylights. Two single radiators. Two double glazed windows to rear. Double width, double glazed patio door to rear. Access door to garage. TV aerial point. Glazed bi-fold doors to reception room one. Open archway to:



## KITCHEN

14'2" x 9'5" (4.32 x 2.88)

Range of white high gloss wall and base units featuring cupboards and drawers. Quartz working surfaces above and upstands. Inset four ring gas hob and extractor hood above. Separate Neff fan and combination oven. Integrated fridge freezer. Space for dishwasher. Spotlights to ceiling. Part vaulted ceiling with double glazed roof. Continuing Amtico Herringbone wood effect flooring.



## UTILITY ROOM

9'6" x 5'8" (2.9 x 1.75)

Stainless steel top sink unit. Space for washing machine. Wall mounted Worcester gas central heating boiler. Tiled floor. Double glazed window and casement door to rear. Domed sky light.

## STUDY/BEDROOM FOUR

17'0" (lengthens to 17'11") x 6'3" (5.20 (lengthens to 5.48) x 1.92 )

Leaded light double glazed window to front. Ceiling light port. Single radiator.

## FIRST FLOOR LANDING

Approach via turn flight staircase from hallway. Leaded light double glazed and part stained window to side.

## BEDROOM ONE

14'7" x 12'8" (4.46 x 3.88)

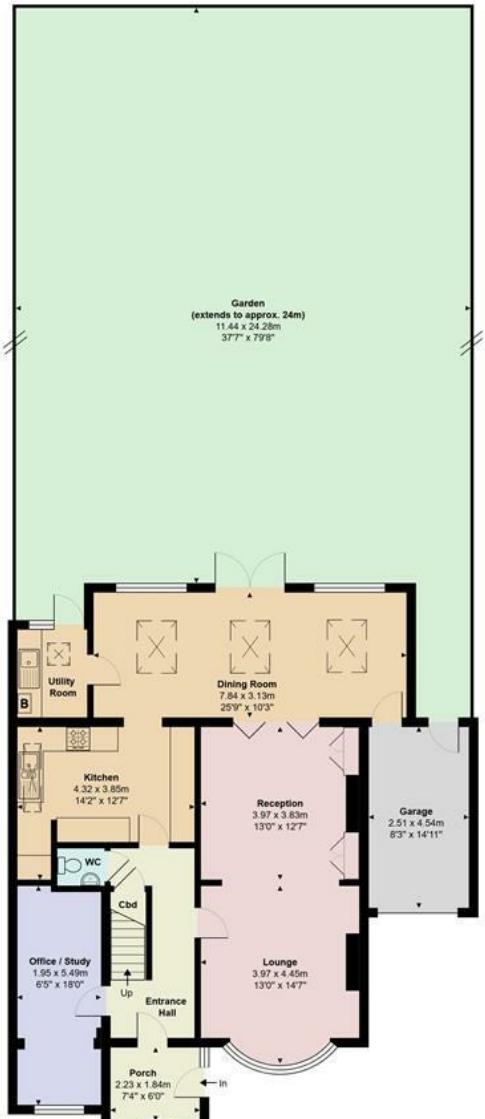
Range of wardrobes comprising three double width with hanging rails and shelving and one single width. Leaded light double glazed bay window to front. Single radiator. Double doors to:

## ENSUITE SHOWER ROOM

White suite comprising shower base and pedestal wash basin. Tiled walls. Extractor fan. Ceiling spotlight. Chrome heated towel rail.







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S  
E



**Outbuilding**  
Area: 13.4 m<sup>2</sup> ... 145 ft<sup>2</sup>



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Total Area: 187.1 m<sup>2</sup> ... 2014 ft<sup>2</sup> (excluding garden)

All measurements are approximate and for display purposes only



### BEDROOM THREE

10'11" x 9'5" (3.35 x 2.88)  
Fitted wardrobes. Single radiator. Double glazed window to rear.

### FAMILY

### BATH/SHOWER ROOM

8'5" x 7'3" (2.58 x 2.22)  
Corner shower base with glass cubicle. Top flush WC. Pedestal wash basin. Bath with shower mixer. Single radiator. Tiled walls and floor. Frosted leaded light double glazed window to front. Ceiling spotlights. Extractor fan.

### EXTERIOR REAR

80'0" x 37'6" (24.4 x 11.44)  
Starting from the rear of the property with full width paved patio. External lighting. Power points. Remainder of the garden is predominately lawn with flower and shrubs borders. Large ornamental fish pond. Rear section of the garden is more shrubs and trees with palm tree and bay tree, plus mature conifer.

### BEDROOM TWO

12'9" x 12'6" (3.89 x 3.83)  
Fitted wardrobes. Single radiator. Double glazed window to rear.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Planned	Current	Planned
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
92-100 A		92-100 A	
81-91 B		81-91 B	
70-80 C		70-80 C	
59-69 D		59-69 D	
48-58 E		48-58 E	
37-47 F		37-47 F	
27-36 G		27-36 G	

Not energy efficient - higher running costs  
Not environmentally friendly - higher CO<sub>2</sub> emissions

EU Directive 2002/91/EC  
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## HOME OFFICE/ GARDEN

### ROOM

13'1" x 9'10" (4 x 3)

Laminate wood effect flooring. Double glazed window to either side. Three panelled double glazed bi-fold doors to front. Lighting and power. Externally, deck and overhead lights.

### ATTACHED GARAGE

14'10" x 7'8" (4.53 x 2.34)

Up and over door to front. Lighting and power. Access door from both garden and house.

### EXTERIOR FRONT

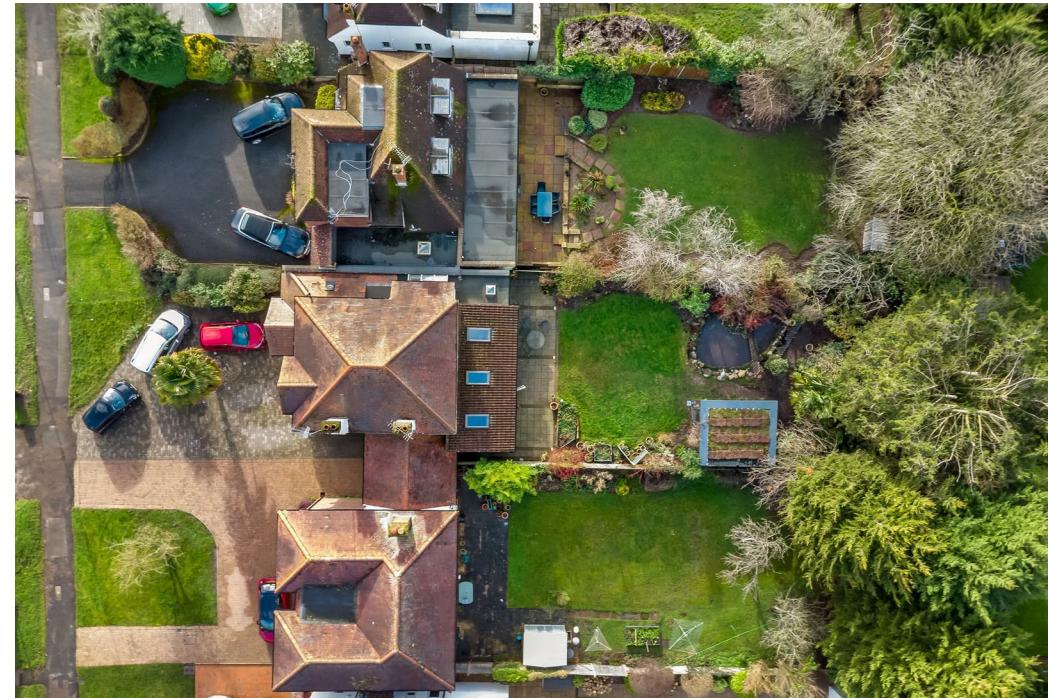
Blocked paved driveway with parking for several vehicles. Central palm tree. Various shrubs and hedging. Grass area to front.

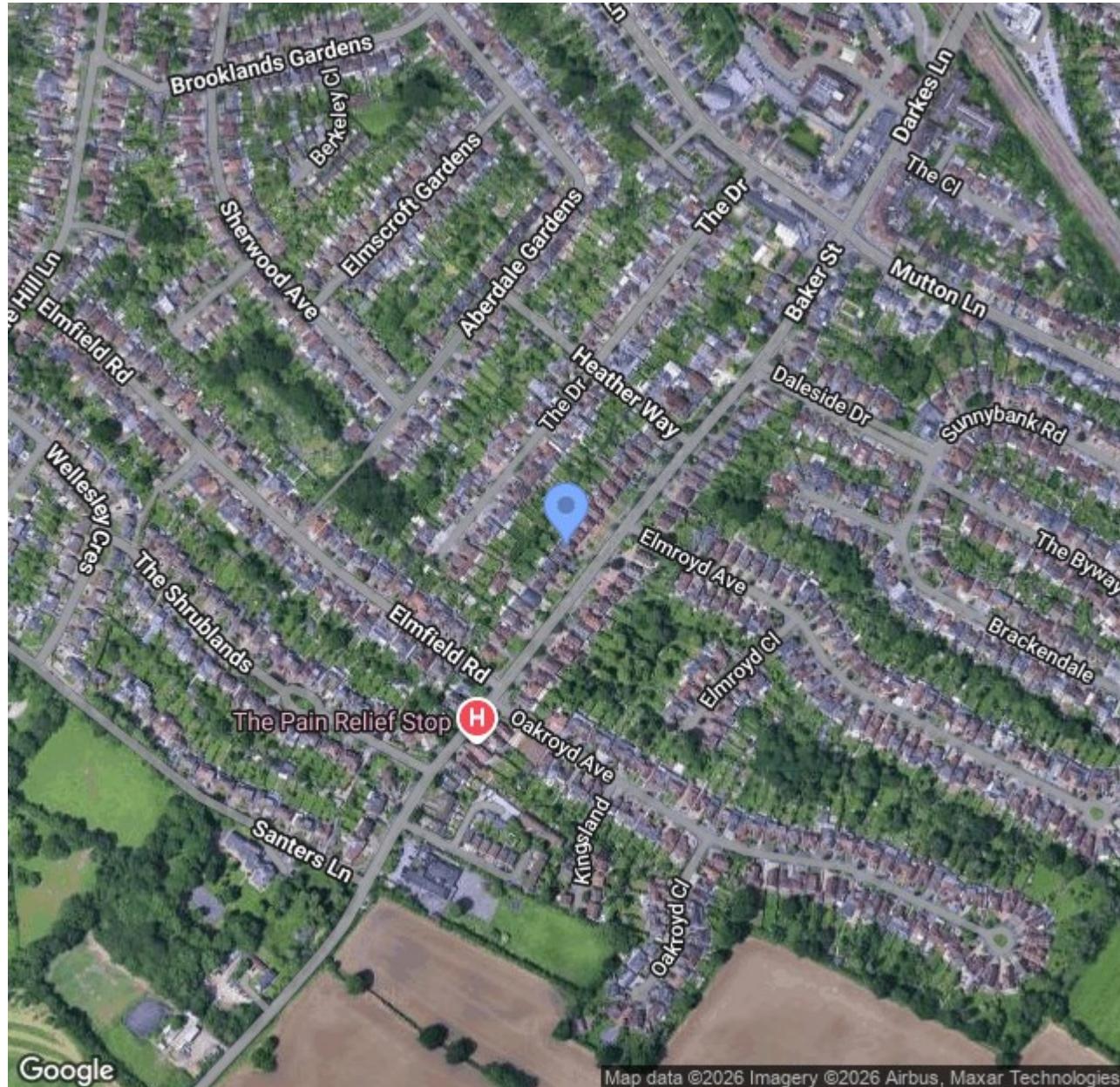
Freehold. Council tax band G - Hertsmere council

### 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.







The Estate Office, 48A The Broadway, Potters Bar, Herts., EN6 2HW  
t. 01707655466 | e. [sales@duncanperry.co.uk](mailto:sales@duncanperry.co.uk) |

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