



**26 Cranborne Crescent, Potters Bar, Herts, EN6 3AG**  
**£750,000**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL



We are delighted to offer for sale this immaculately presented 4-bedroom home occupying an impressive corner plot. The property has been fully refurbished throughout and offers generous living accommodation. On the ground floor are two reception rooms, a stylish kitchen/diner, & cloakroom. On the next floor are 3 good

sized bedrooms and family bathroom. On the top floor is a large principal bedroom together with separate en-suite. Externally, to the rear is an enclosed private garden together with a large garden room. The front the property benefits from a very large footprint with garden and parking for several vehicles. Viewing is a must



- FOUR BEDROOM SEMI-DETACHED HOUSE
- IMMACULATLY PRESENTED OCCUPYING A CORNER PLOT
- OFFERS GENEROUS LIVING ACCOMODATION
- TWO RECEPTION ROOMS
- STYLISH KITCHEN / DINER
- DOWNSTAIRS CLOAKROOM
- EN-SUITE TO PRINCIPLE BEDROOM
- ENCLOSED PRIVATE GARDEN TOGETHER WITH LARGE GARDEN ROOM
- PARKING FOR SEVERAL VEHICLES
- TENURE - FREEHOLD. COUNCIL TAX BAND D - HERTSMERE COUNCIL





Composite front door with central glazed leaded light panels opening into:

### ENTRANCE HALLWAY

Coving to ceiling. Karndean flooring. Covered radiator. Partially panelled walls. Turn flight stairs to first floor. Doorway through to:

### CLOAKROOM

Fitted with a white suite comprising wash hand basin set within a vanity unit with a corner mounted mixer tap. Top flush WC. Coving and spotlights to ceiling. Part panelled walls. Double glazed window to front.

### LOUNGE

Continuation of Karndean flooring from hallway. Double radiator. Double glazed bay window to front with fitted shutters. Feature fireplace with an electric stove style fire with wooden mantel. Coving to ceiling.





## KITCHEN/DINER

Continuation of Karndean flooring.

### Kitchen

Features a range of grey wall, drawer and base units in solid wood with granite working surfaces and matching upstands. Tiled splashbacks. Zanussi double oven. Lamona four ring gas hob and above a concealed extractor. Integrated wine cooler. Integrated fridge/freezer. Integrated Lamona slimline dishwasher. One and a half bowl ceramic sink with drainer and mixer tap with shower head attachment. Double glazed white UPVC window to rear. Spotlights to ceiling. Large cupboard with shelving which also houses the boiler.

### Dining room section

Feature wall with attractive brick slips. Wall mounted TV point. Spotlights to ceiling. Anthracite column radiator. Double glazed white UPVC to rear.

## SECOND RECEPTION ROOM

Covered radiator. Double glazed patio doors to rear. Partially panelled walls. Wooden bi-folding cupboard doors with access to utility cupboard, this houses washing machine and tumble dryer. Further door which goes through to:

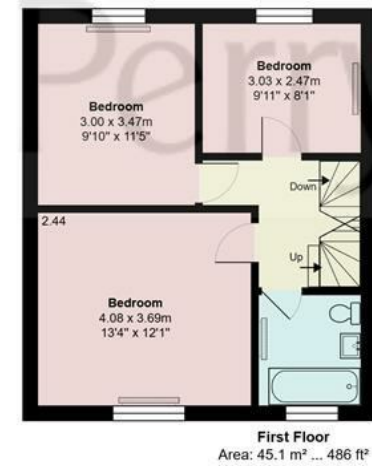
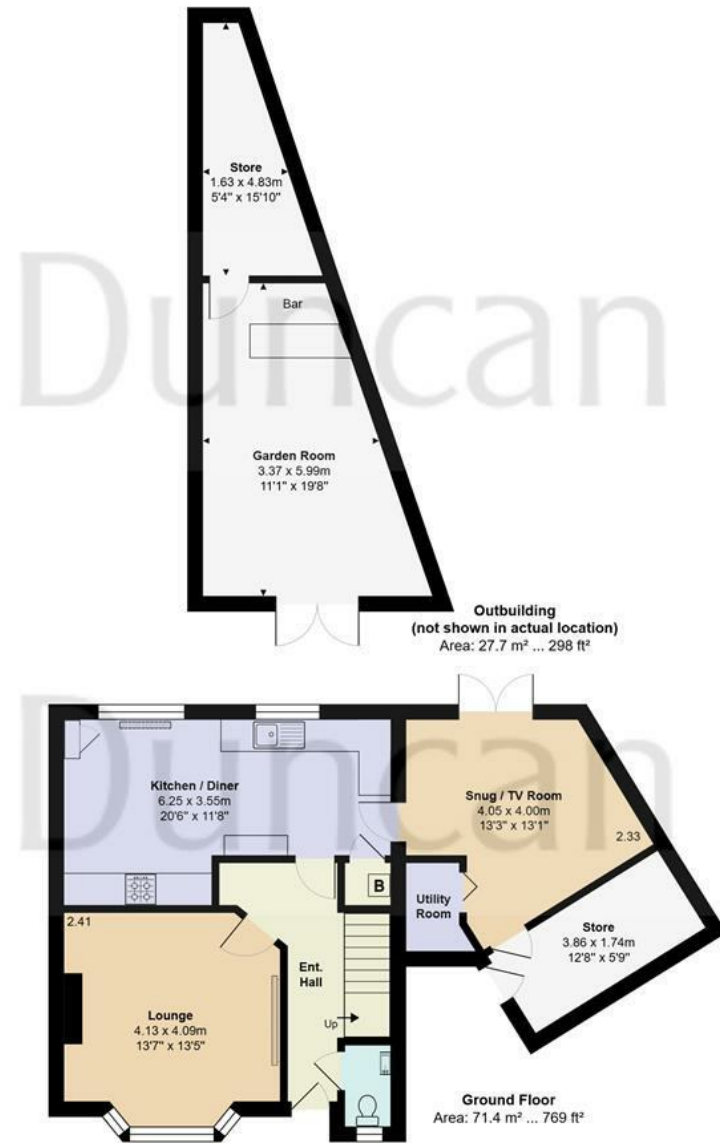
## WORKSHOP/ STORAGE ROOM

This is fitted out with shelving. Double glazed door which leads out to a gravel area to the side of the property.









**Cranborne Crescent, Hertfordshire EN6**  
Total Area: 178.7 m² ... 1923 ft² (excluding eaves storage) (inc. Outbuilding and Snug/Store)

All measurements are approximate and for display purposes only

**Duncan Perry**





### BEDROOM THREE

Double glazed window to rear. Coving to ceiling. Single radiator.

### BEDROOM FOUR

White UPVC double glazed window to rear. Partially panelled walls. Coving to ceiling. Wall mounted TV point.

### BATHROOM

Features a white suite comprising bath with mixer tap, shower attachments and glazed pivoting shower screen. Sink set within a vanity unit with storage drawers below and mixer tap. Top flush WC. Chrome heated towel rail. White UPVC double glazed obscure glass window to front. Karndean style flooring.

### LANDING

Turn flight stairs to top floor. White UPVC double glazed window to side.

### BEDROOM TWO

Fitted wardrobes in white. Partially panelled walls. Double glazed window to front with fitted white shutters. Wall mounted tv point. Coving to ceiling.



| Energy Efficiency Rating   |           | Environmental Impact (CO <sub>2</sub> ) Rating   |           |
|--|-----------|--|-----------|
| Current  | Potential | Current  | Potential |
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| Not energy efficient - higher running costs<br>EU Directive 2002/91/EC   |           | Not environmentally friendly - higher CO <sub>2</sub> emissions<br>EU Directive 2002/91/EC   |           |

### PRINCIPAL BEDROOM

White UPVC double glazed window to rear. Coving and spotlights to ceiling. Single radiator. Separate eaves storage.

### SHOWER ROOM

Fitted with a white suite comprising of shower with wall mounted controls, fixed large overhead shower and separate hand held shower attachment. Glazed sliding door. Top flush WC. Sink set within vanity unit with storage cupboards below and mixer tap. Mirrored bathroom cabinet above. Separate grey high gloss storage unit. Chrome heated towel rail. Double glazed white UPVC window to rear. Spotlights and coving to ceiling. Wall mounted extractor.

### REAR GARDEN

55' (up to garden building) (16.76m (up to garden building))

Accessed from the second reception room. External lighting. Outside tap. External electric point. Large patio area. Attractive decorative brick wall with lawn section beyond. To the rear is a further raised patio area which leads onto:



### LARGE TIMBER GARDEN ROOM

This is a fully insulated garden room with its own power supply and offers a variety of uses, currently utilised a recreational area with its own bar. Karndean flooring. Separate section which tapers and is used primarily for storage.

### FRONT OF PROPERTY

Large lawn area. Pathway laid in Indian sandstone which approaches the property itself where there are steps up to the front door. External gas meter. Outside lighting. Adjacent to the pathway is a large gravelled driveway which provides parking for multiple vehicles.

Freehold. Council tax band D - Hertsmeire 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.







