



**77 Clive Close, Potters Bar, Herts, EN6 2AD**  
**Offers In Excess Of £625,000**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL



Situated at the end of a cul-du-sac with walking distance from Potters Bar town centre and mainline station. This four bedroom semi detached house benefits from large kitchen / family dining room. Separate W.C. / utility. Downstairs bedroom with en-suite wet room. Separate lounge. Three further bedrooms and shower room upstairs. 122' x 28' rear

garden. Viewing via appointment only.



- FOUR BEDROOM SEMI-DETACHED HOUSE
- SITUATED AT THE END OF A CUL-DU-SAC
- WALKING DISTANCE FROM POTTERS BAR TOWN CENTRE AND MAINLINE STATION
- LARGE KITCHEN / FAMILY DINING ROOM
- SEPARATE W.C. / UTILITY ROOM
- DOWNSTAIRS BEDROOM WITH EN-SUITE SHOWER ROOM
- FURTHER THREE BEDROOMS AND SHOWER ROOM UPSTAIRS
- 122' X 28' REAR GARDEN
- VIEWING ESSENTIAL
- TENURE - FREEHOLD. COUNCIL TAX BAND D - HERTSMERE COUNCIL





Front door with part obscure double glazed glass opens into

### ENTRANCE HALL

19'8 x 6 (5.99m x 1.83m)

Narrowing to 4'1. Ceiling LED spotlights. Double radiator. Wood effect quality lino tiled floor. Under stairs cupboard housing electric consumer unit and meter.

### KITCHEN / FAMILY DINER

20' x 16'6 (6.10m x 5.03m)

Widening to 17'9. Modern range of grey high gloss wall, base and island unit featuring cupboards and drawers. Quartz worktops. Integrated Bosch 5-ring gas hob with corresponding extractor above. One and a half bowl sink unit with mixer tap. Bosch twin oven and separate microwave / coffee maker. BEKO dishwasher. Space for wine cooler and fridge / freezer. Tiled floor. LED ceiling spotlights. Ceiling dome. Three panel double glazed bi-fold doors to rear garden. Large breakfast bar. Two feature wall mounted radiators.

### UTILITY ROOM / W.C.

11'7 x 4'1 (3.53m x 1.24m )

Average width as this room narrows. Quartz worktop with cupboards above. Space for washing machine and tumble dryer below. Wall mounted Worcester gas central heating boiler. Part frosted double glazed casement door to side. White W.C. suite with top flush W.C and vanity top wash basin with cupboard below. Tiled floor. Chrome heated towel rail. Frosted double glazed high level window to rear. LED ceiling spotlights. Extractor fan.

### LOUNGE

13'1 x 11'7 (3.99m x 3.53m)

Currently open arch from kitchen / family diner and separate door from hallway (could easily be made separate again). Laminate wood effect flooring. Feature fireplace with coal effect gas fire. Double radiator. TV aerial point. Double glazed window to front. LED ceiling spotlights.





### BEDROOM FOUR

11'7 x 7'6 (3.53m x 2.29m)

Average width as this room tapers. Maximum width is 9'9. Quality wood effect lino. Double glazed window to front. Wall mounted radiator with inset mirror. LED ceiling spotlights. Sliding pocket door opens into

### SHOWER / WET ROOM

8' x 5'10 (2.44m x 1.78m)

Average width as this room tapers. Overhead and hand shower over wet room. Tiled floor. Top flush W.C. Wall mounted wash basin. Wall mounted chrome heated towel rail. Tiled walls. LED ceiling spotlights. Extractor fan. Frosted double glazed window to side.

### FIRST FLOOR LANDING

Approached from hallway via turn flight of staircase. Access to loft with aluminium foldaway ladder. LED ceiling spotlights. Frosted double glazed window to side.

### BEDROOM ONE

13' x 9'8 (3.96m x 2.95m)

Width measurement taken into back of fitted wardrobes being four sliding doors with hanging rails and shelving. Double radiator. LED ceiling spotlights. Double glazed window to front.

### BEDROOM TWO

9'8 x 8'7 (2.95m x 2.62m)

Double radiator. Ceiling spotlights. Double glazed window to rear.

### BEDROOM THREE

9'6 x 8' (2.90m x 2.44m)

Built in over stairs cupboard. Double radiator. LED ceiling spotlights. Double glazed window to front.

### SHOWER ROOM

7'7 x 5'5 (2.31m x 1.65m)

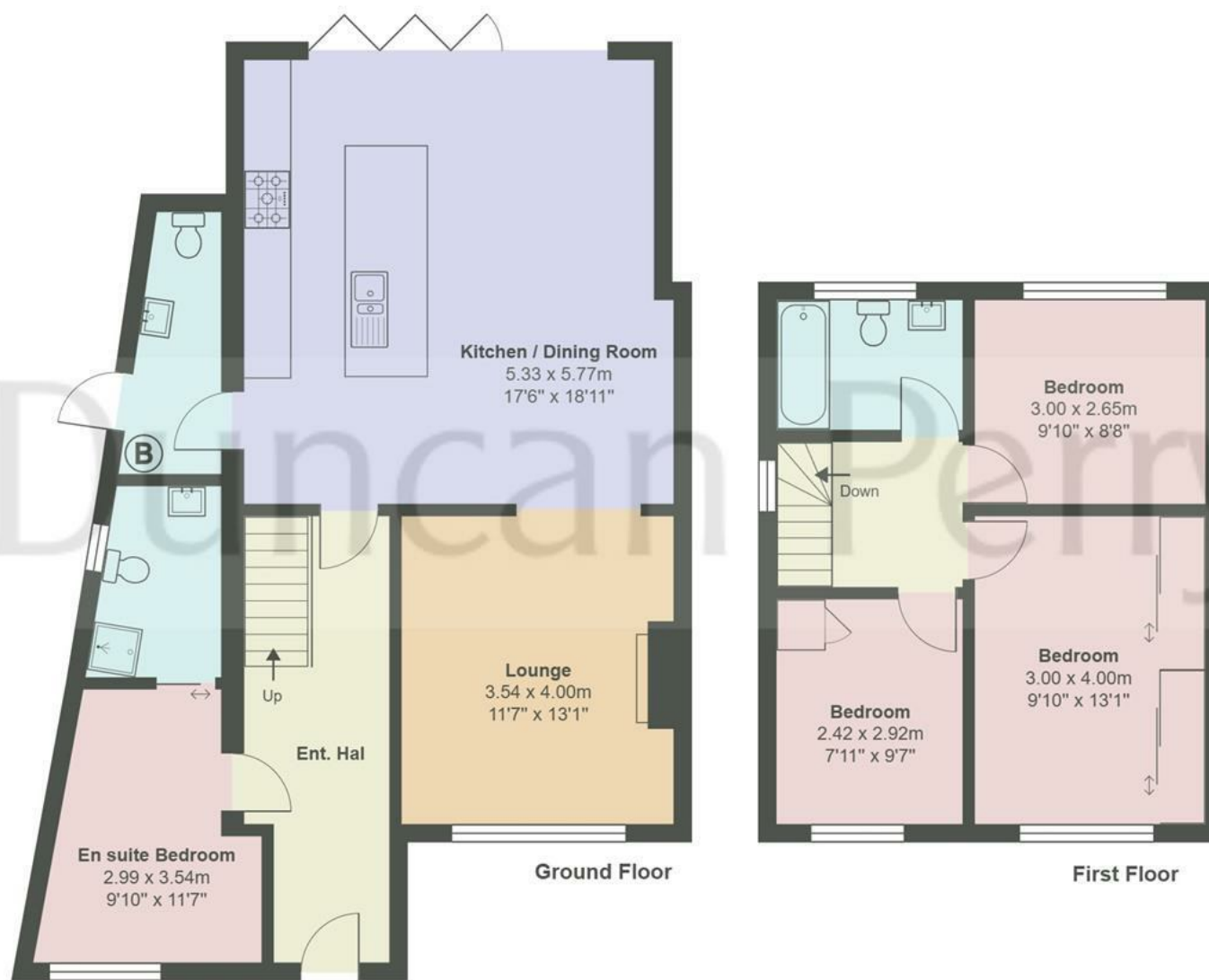
White suite comprising large shower base with glass screen. Top flush W.C. Wall mounted wash basin. Tiled floor. Walls tiled to splash area. Splash back panelling in shower. LED ceiling spotlights. Chrome heated towel rail. Frosted double glazed window to rear.











**Clive Close, Hertfordshire EN6**

All measurements are approximate and for display purposes only

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## EXTERIOR REAR

122' x 28' at widest point  
(37.19m x 8.53m at widest point)

Starting from rear of property with full width patio leading to main lawn area which is predominate in the garden. Three mature trees. Two being oak. Timber fence panelling to either side. External lighting points. Water point and power points. Access to front via paved sideway and metal gate.

## EXTERIOR FRONT

Block paved completely for parking. External lighting point.

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

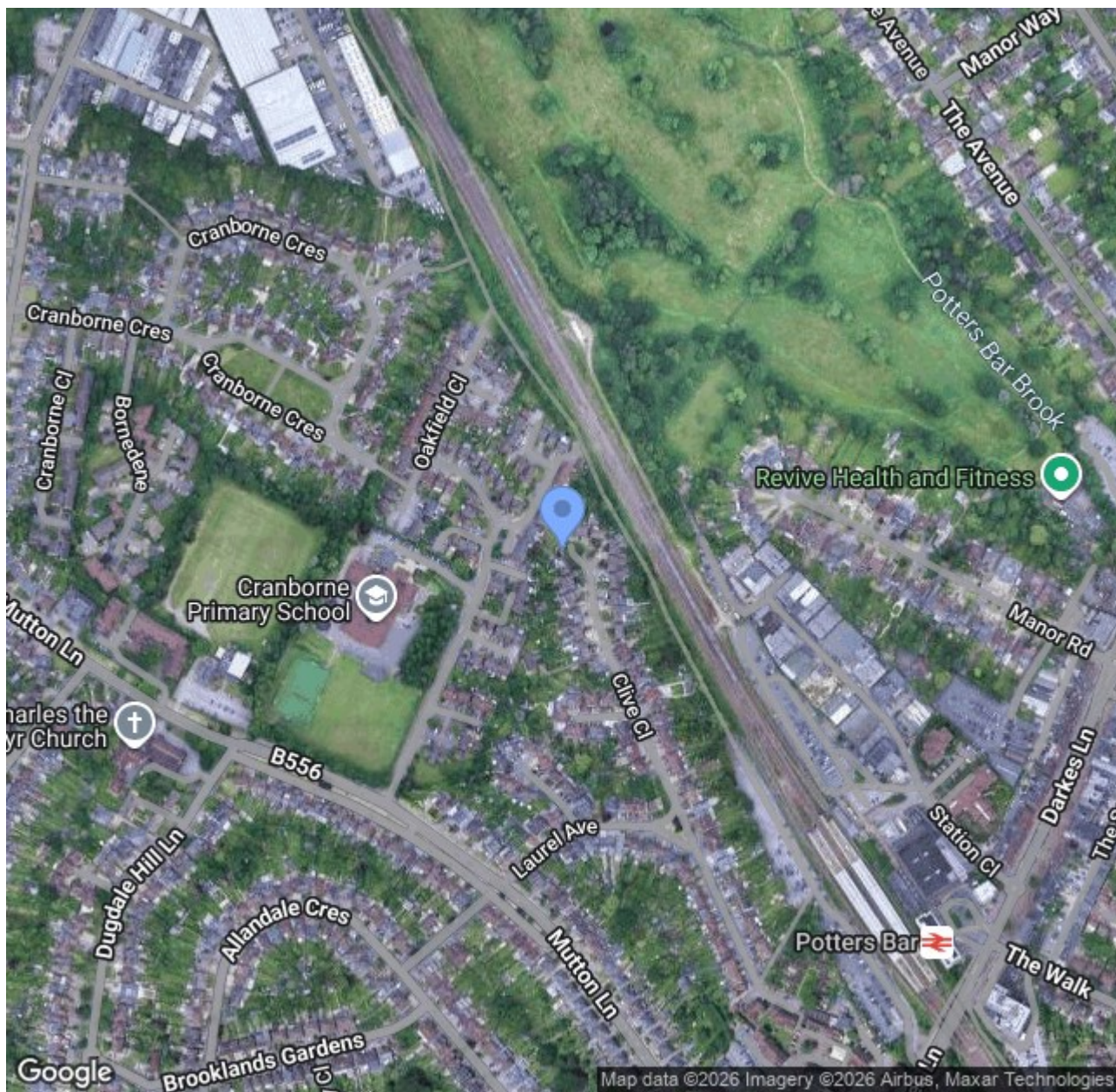
## Property Information

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 <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
A++ (95-100)			A++ (20-23)		
A+ (85-94)			A+ (24-27)		
A (75-84)			A (28-31)		
B (65-74)			B (32-35)		
C (55-64)			C (36-39)		
D (45-54)			D (40-43)		
E (35-44)			E (44-47)		
F (25-34)			F (48-51)		
G (15-24)			G (52-55)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





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