



Duncan Perry

**6 Cranborne Road, Potters Bar, Herts, EN6 3AH**  
**£625,000**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

We are pleased to offer for sale this 3-bedroom semi-detached home which is presented in good condition throughout and offers generous living accommodation in a central location being close to shops, station, and popular schools. On the ground floor is a lounge, dining room, kitchen, and cloakroom. Upstairs are 3 good size

bedrooms and family bathroom. Externally is an attractive garden with large patio area and to the front there is off street parking and access to garage.



- THREE BEDROOM SEMI-DETACHED HOUSE
- PRESENTED IN GOOD CONDITION THROUGHOUT
- OFFERS GENERAL LIVING ACCOMODATION
- CENTRAL LOCATION BEING CLOSE TO SHOPS, STATION AND POPULAR SCHOOLS
- SEPARATE LOUNGE
- DOWNSTAIRS CLOAKROOM
- FAMILY BATHROOM
- ATTRACTIVE GARDEN WITH LARGE PATIO AREA
- OFF STREET PARKING AND GARAGE
- TENURE - FREEHOLD. COUNCIL TAX BAND D - HERTSMERE COUNCIL



Composite front door with glazed leaded light panels. Opens into

### HALLWAY

Coving to ceiling. Wooden flooring. Vertical column radiator in anthracite. Two under stair storage cupboards. One with shelving and houses consumer unit and the other currently houses tumble dryer. Turn flight of stairs to first floor.

### CLOAKROOM

Fitted with top flush W.C. Wall mounted sink set within vanity unit with storage cupboards below and side mounted mixer tap. Spotlights to ceiling. White UPVC double glazed obscure glass window to side.

### LOUNGE

Continuation of flooring from hallway. Coving to ceiling. Dado rail. Wall mounted TV point. Two double radiators. White UPVC double glazed leaded light bay fronted window to front.

### DINING ROOM

Continuation of flooring from hallway. Coving to ceiling. Dado rail. Double glazed sliding patio doors to rear.

### KITCHEN

Fitted with a range of white wall, drawer and base units with grey working surfaces above and matching splashbacks. Integrated Bosch double oven. Integrated fridge and freezer. Integrated Bosch washing machine. Integrated Bosch dishwasher. Ceramic one and a half bowl sink with drainer and mixer tap with shower head design. 5-ring Bosch gas hob with stainless steel and glazed Bosch extractor. Spotlights to ceiling. Tiled wood effect flooring. White UPVC double glazed window to side and to rear. Casement door onto garden.



### FIRST FLOOR LANDING

White UPVC double glazed window to side. Access to loft.

### BEDROOM ONE

Dado rail. Double radiator. Fitted floor to ceiling wardrobes which run full extend of room. White UPVC double glazed window to rear.

### BEDROOM TWO

Wardrobes to match previous room. Double radiator. Double glazed leaded light window to front.

### BEDROOM THREE

Double radiator. Double glazed leaded light window to front.

### BATHROOM

Features white suite comprising bath with mixer tap. Shower with wall mounted controls. Handheld shower attachment and fixed large overhead shower. Pedestal Grohe sink with mixer tap to match. Grohe top flush W.C. Grohe towel rail. Tiled walls. Tiled floor. Separate cupboard with shelving housing Worcester combination boiler. Double glazed obscure glass window to rear.

### REAR GARDEN

90' x 27' (27.43m x 8.23m)

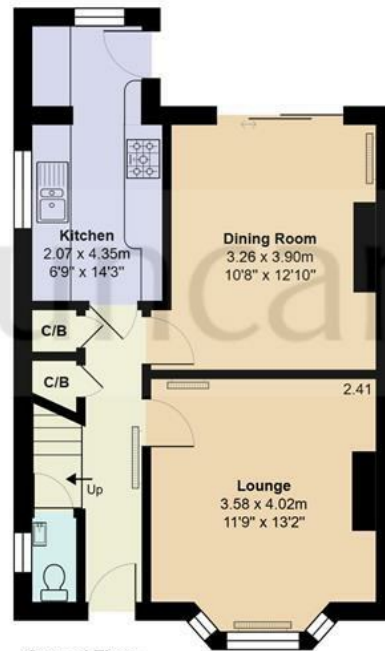
Large patio area accessed from kitchen or dining room. Gated access to side leading onto garage. External lighting. Steps down to main section of garden. Lawned section with pathway leading to rear.

### GARAGE

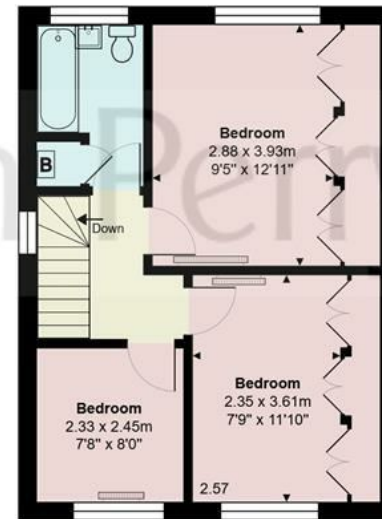
Concrete sectional with up and over door to front.







**Ground Floor**  
Area: 45.2 m<sup>2</sup> ... 487 ft<sup>2</sup>



**First Floor**  
Area: 41.6 m<sup>2</sup> ... 448 ft<sup>2</sup>

**Cranborne Road, Hertfordshire EN6**

Total Area: 99.7 m<sup>2</sup> ... 1074 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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## FRONT OF PROPERTY

Wall to front. Lawned section. Mixed planting. Space for parking. Shared driveway to rear leading on to garage with up and over door and gate through to garden. External EV charging point. Covered gas and electricity meters. Outside tap. Step up to front door with canopy above.

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		Current	Potential
<p>More energy efficient - lower running costs</p> <p> <span>A</span> <span>B</span> <span>C</span> <span>D</span> <span>E</span> <span>F</span> <span>G</span> </p>			
<p>Not energy efficient - higher running costs</p> <p> <span>H</span> <span>I</span> </p>			
<p>England &amp; Wales</p>			
<p>EU Directive 2002/91/EC</p>			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<p>More environmentally friendly - lower CO<sub>2</sub> emissions</p> <p> <span>A</span> <span>B</span> <span>C</span> <span>D</span> <span>E</span> <span>F</span> <span>G</span> </p>			
<p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> <p> <span>H</span> <span>I</span> </p>			
<p>England &amp; Wales</p>			
<p>EU Directive 2002/91/EC</p>			



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