



**65 Hatfield Road, Potters Bar, Herts, EN6 1HS**  
**£850,000**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL



We are pleased to offer for sale this 4 bedroom family home which has been extended and fully refurbished by the current owners. Featuring two reception rooms, large kitchen/diner/family room, utility, family bathroom, plus shower room, secluded garden, garage and lots of parking. Viewing essential.



- FOUR BEDROOM SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- KITCHEN/DINER/ FAMILY ROOM
- UTILITY ROOM
- FAMILY BATHROOM
- SHOWER ROOM
- GARAGE
- OFF STREET PARKING FOR FIVE VEHICLES
- FREEHOLD
- COUNCIL TAX BAND F





Wooden front door with obscure stained glass leaded light panels opening into:

### HALLWAY

Double radiator. Stairs to first floor. Under stairs storage cupboard with phone socket and cat 5 cabling. Karndean flooring. Door through to:

### LOUNGE

Coving to ceiling. White UPVC double glazed Georgian style bay fronted window to front with fitted shutters. Double radiator. Feature fireplace with wood lintel, brick and slate surround with log burner. To either side of the chimney breast are built in storage cupboards with shelving. CAT 5 media point.

### RECEPTION TWO

Coving to ceiling. Double radiator. CAT 5 media point. Glazed wooden doors which lead onto:

### KITCHEN/DINER/FAMILY ROOM

Continuation of flooring from hallway.

Kitchen comprises of cream wall, drawer and base units with black granite working surfaces with matching upstands. Eye level integrated Neff oven, NEFF combi oven microwave and NEFF warming drawer. Stainless steel Zanussi gas hob with Neff stainless steel extractor above. Glazed splashback behind hob. Integrated dishwasher. Space for a free standing fridge. One and a half bowl stainless steel sink recessed within work top with mixer tap. Grooved drainer to match work top. Breakfast bar/island section with further storage and seating for two. Spotlights to ceiling. Automated Velux window. White Double glazed aluminium window to rear. CAT 5 media point. Panelled vertical radiator.

Dining room/family room has white bi folding doors to rear. Continuation of same flooring. White double glazed aluminium window to rear. Spotlights to ceiling. Further automated Velux skylight. Further panelled vertical radiator. Doors which lead back onto reception two.

### UTILITY ROOM

Leading off the kitchen. Further storage units in white gloss with working surfaces which are partially granite and granite effect laminate. Space for large freezer. Space for a washing machine. Space for tumble dryer with external vent. Stainless steel sink with mixer tap and drainer, tiled splashback, storage cupboards below. White UPVC obscure glass window to side. White UPVC door with obscure glass leading onto the garden. Wall mounted extractor fan. Doorway through to:

### CLOAKROOM

Suite comprising of a large sink with mixer tap and storage drawers below. Tiled splashback. Close coupled top flush WC. Chrome heated towel rail. White UPVC obscure glass double glazed window to side.





### FIRST FLOOR LANDING

Access to the loft via a drop down ladder. Loft is insulated and partly boarded with TV ariel and lighting.

### BEDROOM ONE

Features coving and spotlights to ceiling. White UPVC Georgian style bay fronted window to front. Double radiator. Fitted wardrobes in a wood effect with mirrored sliding doors. Central section in wardrobes which conceals wall mounted tv point. Cat 5 media point.

### BEDROOM TWO

Spotlights to ceiling. White UPVC double glazed window to rear. Double radiator,

### BEDROOM THREE

White UPVC double glazed window to front in Georgian style. Single radiator. Spotlights to ceiling. Storage cupboard with hanging rail.

### BEDROOM FOUR

White UPVC double glazed window to rear. Single radiator. Cat 5 media point. Storage cupboard with shelving.

### FAMILY BATHROOM

Features a white suite comprising of bath with wall mounted controls and hand held shower attachment. Separate shower cubicle with sliding glazed doors and wall mounted controls. Shower cubicle is fully tiled. Sink set within vanity unit with Grohe mixer tap and storage cupboards below. Close coupled top flush WC. Chrome heated towel rail. Wall mounted extractor fan. Two white UPVC double glazed windows to rear. Tiled floors and partially tiled walls. Spot lights to ceiling.

### SHOWER ROOM

Features a shower cubicle with sliding glazed doors. Shower has wall mounted controls. Cubicle is fully tiled. Sink set within vanity unit with Grohe mixer tap and storage cupboards below. Close coupled top flush WC. Chrome heated towel rail. White UPVC obscure glass window to front. Wall mounted extractor. Tiled floor. Partially tiled walls.

### REAR GARDEN

Accessed via bi folding doors or from utility room. Leads out onto patio area which extends around to the side. At side there is gate providing access to the front of property. Outside tap. Outside socket. Outside lighting. Garden itself is divided into two sections. The initial part is a more formal section which has a central lawn area with established planting and attractive silver birch. Then the garden steps up to a more natural space and lawn. There are two apples trees. Garden here is planted informally. To the rear is a timber shed.

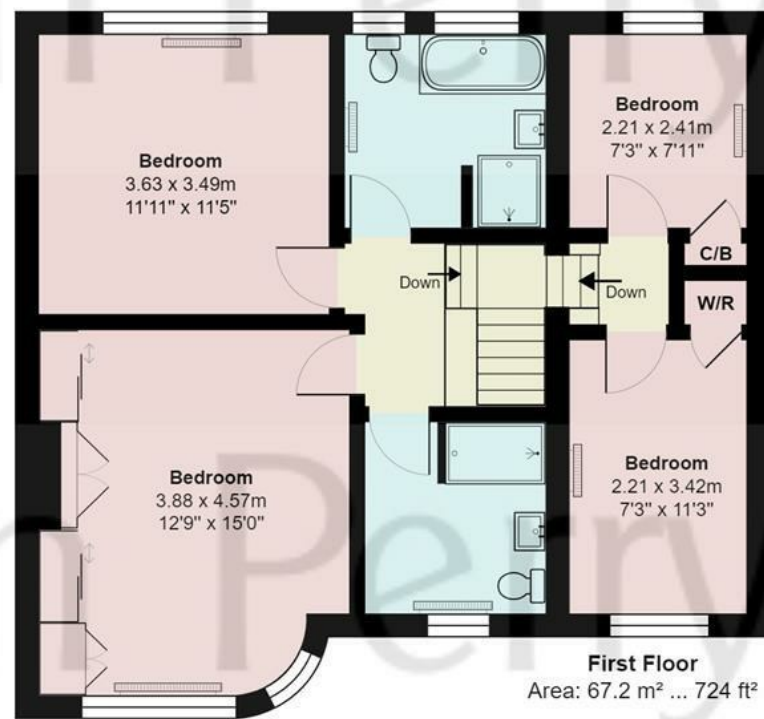








**Ground Floor**  
Area: 98.0 m<sup>2</sup> ... 1054 ft<sup>2</sup>



**First Floor**  
Area: 67.2 m<sup>2</sup> ... 724 ft<sup>2</sup>

**Hatfield Road, Hertfordshire EN6**

Total Area: 165.2 m<sup>2</sup> ... 1778 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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### GARAGE

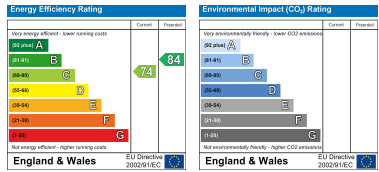
Accessed via and up and over door. Power and lighting. Houses the consumer unit, electricity meter and gas meter. Worcester boiler. Hot water cylinder Plumbing and space for water softener. Window and door to the side aspect.

Freehold. Council tax band F- Welwyn and Hatfield council.

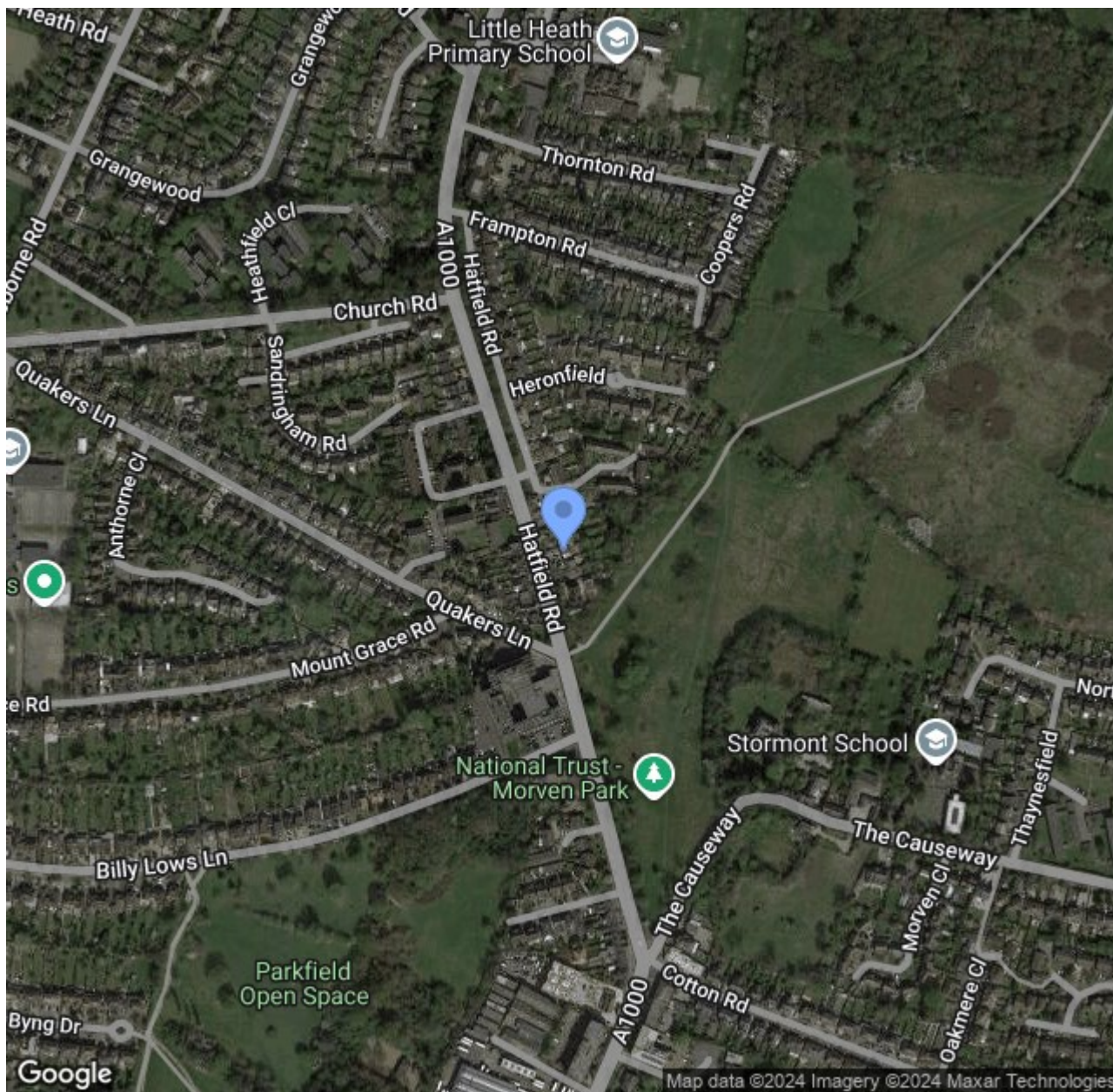
Property Misdescriptions Act  
As Agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller as we will not have had sight of the title documents. Before viewing a property, do please check with us as to its availability and also request clarification or information on any points of particular interest to you to save you a wasted journey.

### FRONT OF THE PROPERTY.

Block paved driveway with parking for up to five vehicles. Attractive flower borders. Steps up to the front door. Access onto the garage. Side access to the rear via a gate. Outside water tap.







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