



**3 Bed
House - Semi-
Detached
located in Potters
Bar
£548,000**



Duncan Perry
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Duncan Perry offer this THREE BEDROOM SEMI DETACHED HOUSE with two reception rooms, modern kitchen, family bathroom, off street parking and garage. Walking distance to Wroxham School. Suitable for loft conversion STPP.

UPVC Georgian style part glazed door opening into:

PORCH

UPVC Georgian style side panels around door and further side panel. Tiled floor. Wooden front door with glazed top panel opening into:

HALLWAY

Double radiator. Turn flight stairs to first floor. Under stairs cupboard housing gas meter, electric meter and consumer unit. Frosted UPVC window to side. Laminate wood effect flooring.

DINING ROOM

UPVC white bay fronted window to front. Curved radiator in bay. Laminate wood effect flooring.

LOUNGE

Laminate wood effect flooring. Two single radiators. White UPVC French doors to rear with top glazed panels opening onto patio.

KITCHEN

Features a range of wall, drawer and base units in a white gloss with complimenting wood effect working surfaces. Tiled floor. Tiled splashbacks. Stainless steel sink with mixer tap and drainer. Space for dishwasher. Space for washing machine. AEG gas hob with stainless steel extractor above and AEG electric oven below. UPVC white double glazed window to rear. Single radiator. White UPVC courtesy door in obscure glass to rear opening onto garden. Integrated fridge and freezer.

BEDROOM ONE

White UPVC bay fronted window to front. Curved radiator to fit bay.

BEDROOM TWO

White UPVC window to rear. Single radiator.

BEDROOM THREE

White UPVC window to front. Single radiator.

FIRST FLOOR LANDING

Obscure glazed white UPVC window to side. Loft Hatch. Loft is part boarded and no ladder.

BATHROOM

White suite comprising bath with wall hung shower attachment and mixer tap. Extractor fan. Tiled walls and tiled floor. Top flush WC. Wall hung sink with mixer tap. Chrome heated towel rail. Cupboard housing Worcester combi boiler. White UPVC obscure glazed window to rear. Spotlights to ceiling.

GARAGE

Power and lighting. Consumer unit. Wooden courtesy door from garden. Up and over door to front.

REAR GARDEN

32'9"

Accessed from doors in lounge and from kitchen onto patio area. Further patio area to side of house behind garage with outside power point and outside water point. Small triangle area of lawn. Fences to side. Garden is a triangle shape and measurement is to the furthest point.

FRONT OF PROPERTY

Lawn area retained by small wall at front. Path to front door. Off street parking in front of garage. Hard standing space to side next to garage.

Freehold. Council tax band E - Hertsmere Council

Property Information

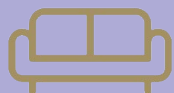
We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain



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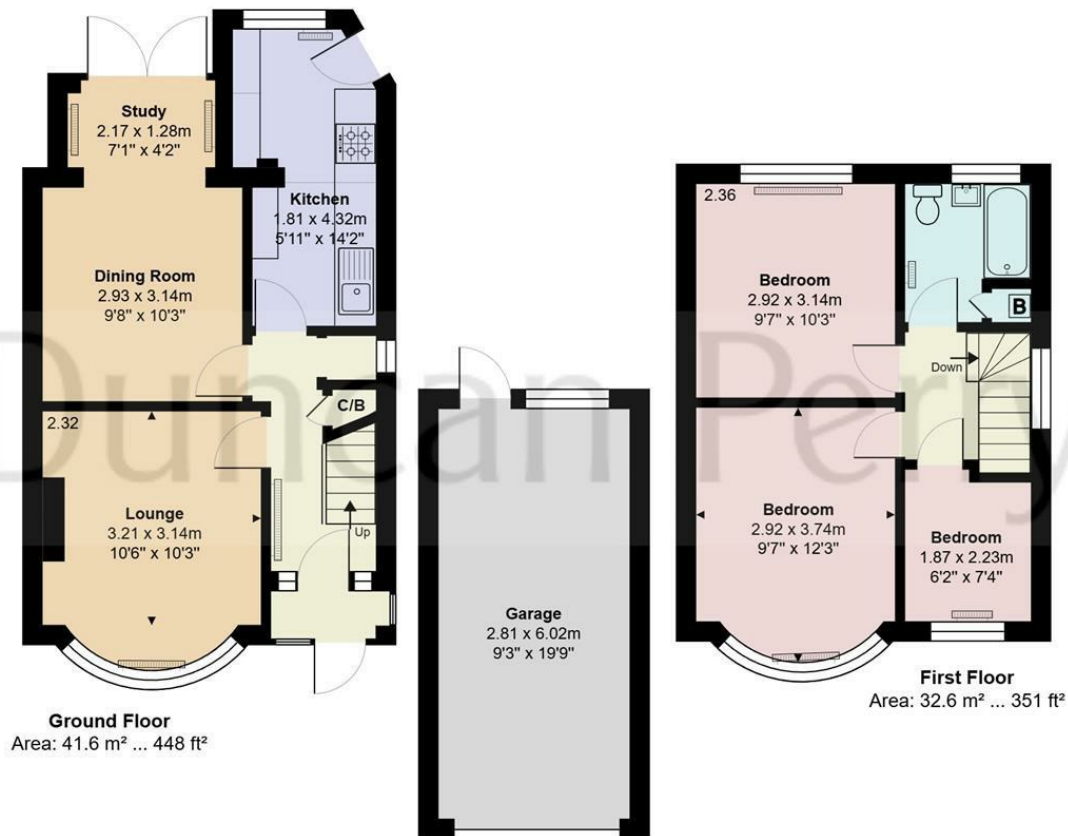
professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.





89 Wroxham Gardens, Potters Bar, EN6 3DN





Wroxham Gardens, Hertfordshire EN6

Total Area: 91.1 m² ... 981 ft²

All measurements are approximate and for display purposes only

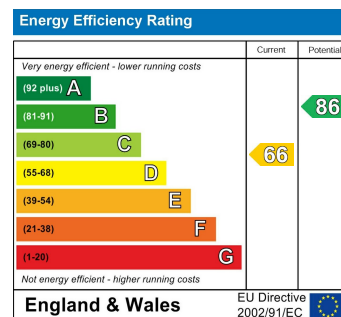
Duncan Perry

DIRECTIONS

Please refer to google maps using property postcode.

CONTACT

The Estate Office
48A The Broadway
Potters Bar
Herts.
EN6 2JH
E: sales@duncanperry.co.uk
T: 01707655466
<https://www.duncanperry.co.uk>



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