

53 Oakfield Close, Potters Bar, Herts, EN6 2BE
£565,000

Duncan Perry
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We are pleased to offer for sale this immaculately presented 3-bedroom home which has been extended to the rear and into the loft as well as being fully updated throughout. The ground floor enjoys a spacious open plan layout flowing from the modern kitchen at the front, on to a dining area and then to the lounge to rear with bi folding doors and roof lights.

On the next floor are two bedrooms and family bathroom and then on the upper floor is the main bedroom suite. Externally there is a private rear garden plus external storage to the side. To the front is off street parking for at least 4 vehicles. Viewings by appointment only.



- THREE BEDROOM END OF TERRACE HOUSE
- IMMACULATELY PRESENTED AND FULLY UPDATED THROUGHOUT
- EXTENDED TO REAR AND LOFT
- SPACIOUS OPEN PLAN LAYOUT
- AIR CONDITIONING
- PRIVATE REAR GARDEN PLUS EXTERNAL STORAGE TO SIDE
- OFF STREET PARKING FOR FOUR VEHICLES
- TENURE - FREEHOLD
- COUNCIL TAX BAND D - HERTSMERE COUNCIL
- VIEWING BY APPOINTMENT ONLY



Composite front door with obscure glass glazed panel and spy hole opening into

ENTRANCE LOBBY

Coving and spotlights to ceiling. Vertical panelled radiator. LVT herringbone flooring. Turnflight stairs to first floor. Wall mounted consumer unit. Understairs storage cupboard.

OPEN PLAN KITCHEN DINER

Kitchen

Features a range of white wall draw and base units with marbled effect work tops and upstands. Integrated Beko oven and Cooke & Lewis 4 ring gas hob above with stainless steel extractor and glazed splashback. Integrated Beko dishwasher and integrated fridge and freezer. White sink with matching drainer and mixer tap. Separate peninsular section with further storage, seating for two, and wine cooler. White UPVC window to front with fitted shutters. LVT herringbone flooring. Open aspect through to

Dining room

Continuation of LVT herringbone flooring. Wall lights. Panelled radiator. Wall mounted Daikin air conditioning unit. Open aspect through to

LOUNGE

Continuation of LVT herringbone flooring. Bi folding doors to rear with integrated blinds. Two Velux style roof lights. Media wall with illuminated alcoves and storage and feature electric fire below.







BEDROOM ONE

Located on the upper floor. Velux style window to front. Spotlights to ceiling and white UPVC window to rear. Radiator and Daikin wall mounted air conditioning unit. Wall lights.

BEDROOM TWO

Coving to ceiling. White UPVC double glazed window to rear with fitted shutters. Double radiator. Wall mounted Daikin air conditioning unit.

BEDROOM THREE

Coving to ceiling. Two white UPVC double glazed windows to front with fitted shutters. Double radiator.

FAMILY BATHROOM

Fitted with a white suite comprising of bath with mixer tap, wall mounted controls with shower attachment and and fixed over head shower. Glazed shower screen. Top flush WC. Wall hung sink with mixer tap. Black heated towel rail. Spotlights and extractor to ceiling. Tiled walls and floor.

REAR GARDEN

Accessed from bi folding doors with step down to a patio area, with external socket and lighting. Synthetic lawn to rear and borders retained by sleepers. Gated access to side of the property where there is timber storage unit with power and lighting, running the full length of the property. Gate to front.

FRONT OF PROPERTY

Off street parking for at least 4 vehicles. Gated access to side and rear. External covered gas meter. Open canopy above front door. External lighting. Storage cupboard which also houses covered electricity meter.








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Oakfield Close, Hertfordshire EN6

Total Area: 84.0 m² ... 904 ft² (excluding c/b)

All measurements are approximate and for display purposes only

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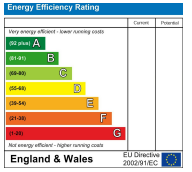
will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.

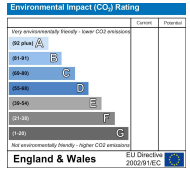
Tenure - Freehold. Council tax band D - Hertsmere Council.

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















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