



Duncan Perry

11 Berkeley Close, Potters Bar, Herts, EN6 2LG
£699,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL
■ PROPERTY MANAGEMENT ■

Situated in a quiet cul-de-sac walking distance from Potters Bar town centre this four bedroom detached house features two reception rooms, conservatory, downstairs W.C., en-suite shower to bedroom one. Gas central heating and double glazing. Easy walking distance of the station with a fast train into London Kings Cross. Viewing recommended.



- FOUR BEDROOM DETACHED HOUSE
- SITUATED IN QUIET CUL-DE-SAC
- EASY WALKING DISTANCE FROM POTTERS BAR TOWN CENTRE AND MAINLINE STATION
- TWO RECEPTION ROOMS
- CONSERVATORY
- DOWNSTAIRS W.C.
- EN-SUITE SHOWER TO BEDROOM ONE
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- VIEWING RECOMMENDED
- TENURE - FREEHOLD. COUNCIL TAX BAND F - HERTSMERE COUNCIL



Frosted leaded light double glazed front door opens

ENTRANCE PORCH

Laminate wood effect flooring. Access door to garage.

DOWNSTAIRS W.C.

Modern white suite comprising top flush W.C. Vanity top wash basin with single drawer below. Half tiled walls. Tiled floor. Chrome heated towel rail. Frosted high level double glazed window to side.

LOUNGE

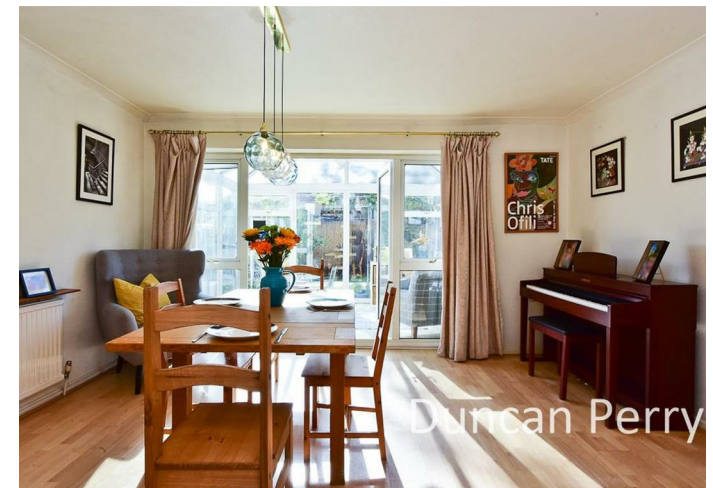
Continuing laminate wood effect flooring. Full height double glazed window to front Double radiator. TV aerial point. Open archway to

DINING ROOM

Continuing laminate wood effect flooring. Single radiator. Double glazed and double width casement doors and windows to

DOUBLE GLAZED CONSERVATORY

Double glazed vaulted roof. Double glazed windows to either side and to rear. Double width and double glazed casement doors to side. Laminate wood effect flooring.



KITCHEN

Range of light wood effect wall and base units featuring cupboards, drawers, display shelves and display cupboards combined with granite effect working surfaces. Inset 4-ring gas hob with stainless steel extractor above. One and a half bowl stainless steel sink unit. Zanussi electric double oven. Integrated fridge and freezer. Space for washing machine. Tiled walls and floor. Single radiator. Part frosted double glazed casement door to side. Double glazed window to rear.

FIRST FLOOR LANDING

Approached via straight flight of stair case from entrance hall. Access to loft. Built in cupboard housing hot water tank with wooden slatted shelf.

BEDROOM ONE

Two double width and two single width fitted wardrobes. Fitted cupboards and drawers. Walk-in fitted shower with overhead hand shower and glass screen. Fully tiled walls and floor. Extractor fan. Single radiator. Double glazed window to front.

BEDROOM TWO

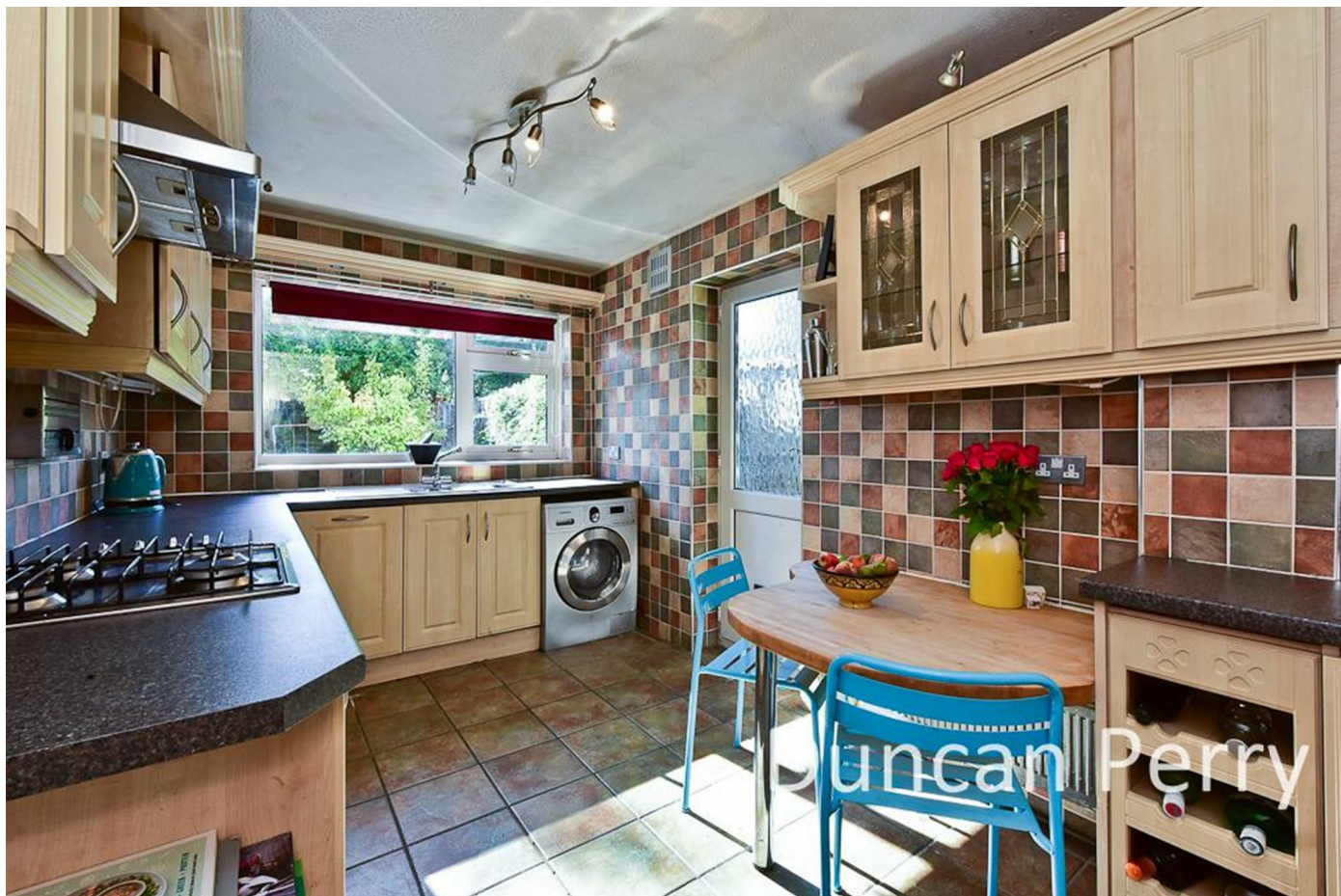
Single radiator. Laminate wood effect flooring. Double glazed window to rear.

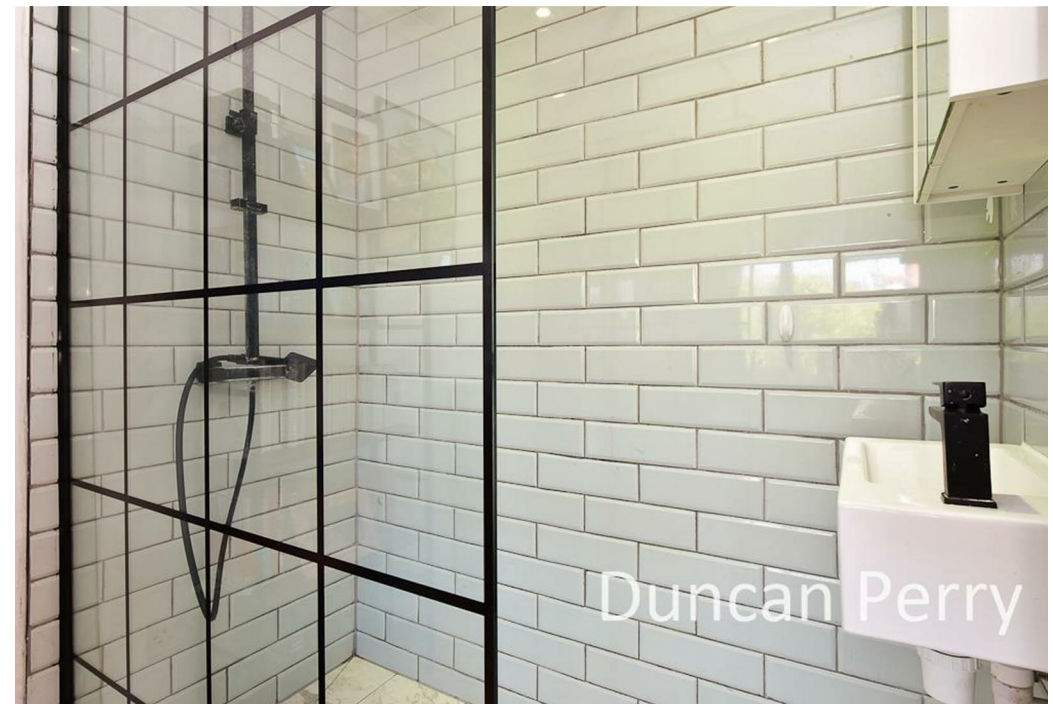
BEDROOM THREE

Single radiator. Built in cupboard. Laminate wood effect flooring. Double glazed window to front.

BEDROOM FOUR

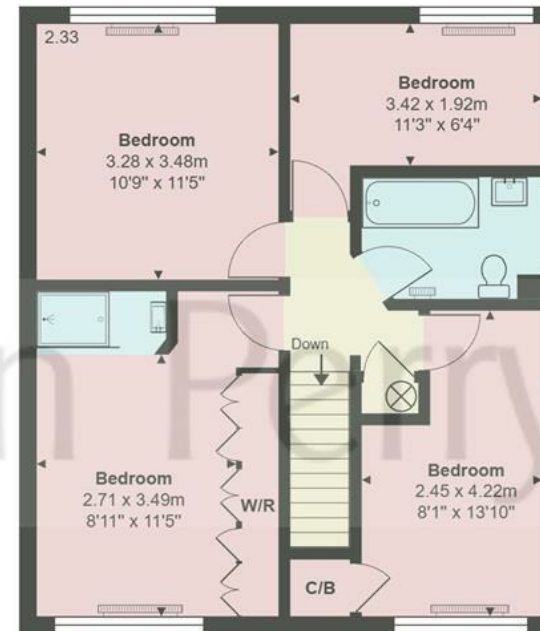
Single radiator. Laminate wood effect flooring. Double glazed window to rear.







Ground Floor
Area: 76.6 m² ... 825 ft²



First Floor
Area: 55.3 m² ... 595 ft²

Berkeley Close, Hertfordshire EN6

Total Area: 131.9 m² ... 1420 ft² Inc Garage

All measurements are approximate and for display purposes only

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INTEGRAL GARAGE

Accessed from hallway. Up and over door to front. Power and lighting. Space for tumble dryer. Wall mounted gas, electricity meter and consumer unit. Wall mounted gas central heating boiler.

EXTERIOR REAR

South Easterly facing with patio and main lawned area with pear, apple, damson tree, flowering cherry and laurel tree. Access to front via concrete sideways. Other side access doubles as a timber lean to shed.

EXTERIOR FRONT

Block paved driveway. Parking for two vehicles. Lawned area with central tree. External light. Small flower and shrub bed.

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

Property Information
We believe this information to be accurate,

FAMILY BATHROOM

White suite comprising bath with mixer tap, overhead and hand shower with glass screen. Wall mounted wash basin with drawer below. Top flush W.C. Tiled walls and floor. Chrome heated towel rail. Frosted double glazed window to side.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Not energy efficient - higher running costs EU Directive 2002/91/EC		Not environmentally friendly - higher CO ₂ emissions EU Directive 2002/91/EC	
England & Wales		England & Wales	

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.





