



42 Cotton Road, Potters Bar, EN6 5JG
£735,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL
■ PROPERTY MANAGEMENT ■

We are pleased to offer for sale this very well presented 3/4-bedroom family home located in a popular residential area being walking distance to shops, station, and other local amenities as well as other transport links. On the ground floor you will find a lounge with doors connecting you to the dining room and doorway through to a good size

kitchen. There is also a cloak room and a second reception room/bedroom. On the first floor are two double bedrooms, a single and large family bathroom. Externally there is a very pleasant rear garden and to the front a driveway with off street parking. Viewings strictly by appointment.



- THREE/FOUR BEDROOM SEMI DETACHED HOUSE
- WALKING DISTANCE TO SHOPS AND STATION
- LOUNGE
- DINING ROOM
- KITCHEN
- DOWNSTAIRS CLOAKROOM
- LARGE FAMILY BATHROOM
- TWO DOUBLE BEDROOMS AND A SINGLE
- 95' REAR GARDEN AND OFF STREET PARKING
- FREEHOLD. COUNCIL TAX BAND E - HERTSMERE COUNCIL



White UPVC front door with semi circular obscure glass panel opening into:

HALLWAY

Tiled flooring. Double radiator. Coving to ceiling. Turn flight stairs to first floor. Under stairs storage cupboard housing the gas meter.

CLOAKROOM

Features a top flush WC. Spotlights to ceiling. Corner mounted wash hand basin with mixer tap and storage cupboard below. Continuation of tiled flooring. Wall mounted extractor fan.

LOUNGE

Wooden flooring. White UPVC double glazed half bay window to front. Single radiator. Feature brick fireplace with wooden mantel and multi fuel log burner. Coving to ceiling. Glazed bi- folding doors which lead through to:

DINING ROOM

Continuation of the wooden flooring from lounge. Single radiator. White UPVC double glazed doors to rear with matching opening sidelights. Open fireplace with an electric style log burner to match lounge.

BEDROOM/SECOND RECEPTION

Coving to ceiling. Single radiator. Wood laminate flooring. Double glazed white UPVC window to front.



KITCHEN

Continuation of tiled flooring from hallway. Fitted with a range of white wall, drawer and base units with black working surfaces above and tiled splash backs. Space for a dishwasher. Space for washing machine. Integrated oven and above that a four ring Indesit gas hob and stainless steel splash back behind. Above is a stainless steel extractor. Space for an American style fridge freezer. Concealed within one the kitchen units is a Worcester boiler. Spotlights and coving to ceiling.

FIRST FLOOR LANDING

White UPVC double glazed windows to side. Access to loft. Coving to ceiling. Wood laminate flooring which continues through to:

BEDROOM ONE

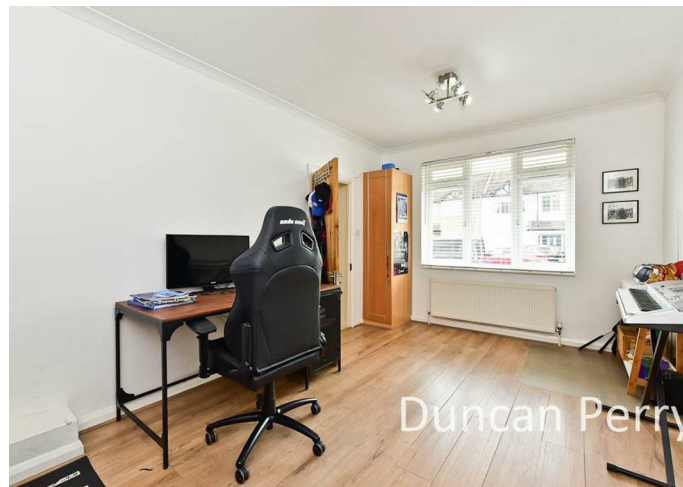
White UPVC double glazed half bay window to front. Double radiator. Fitted wardrobes in white with matching cupboards and a chest of drawers.

BEDROOM TWO

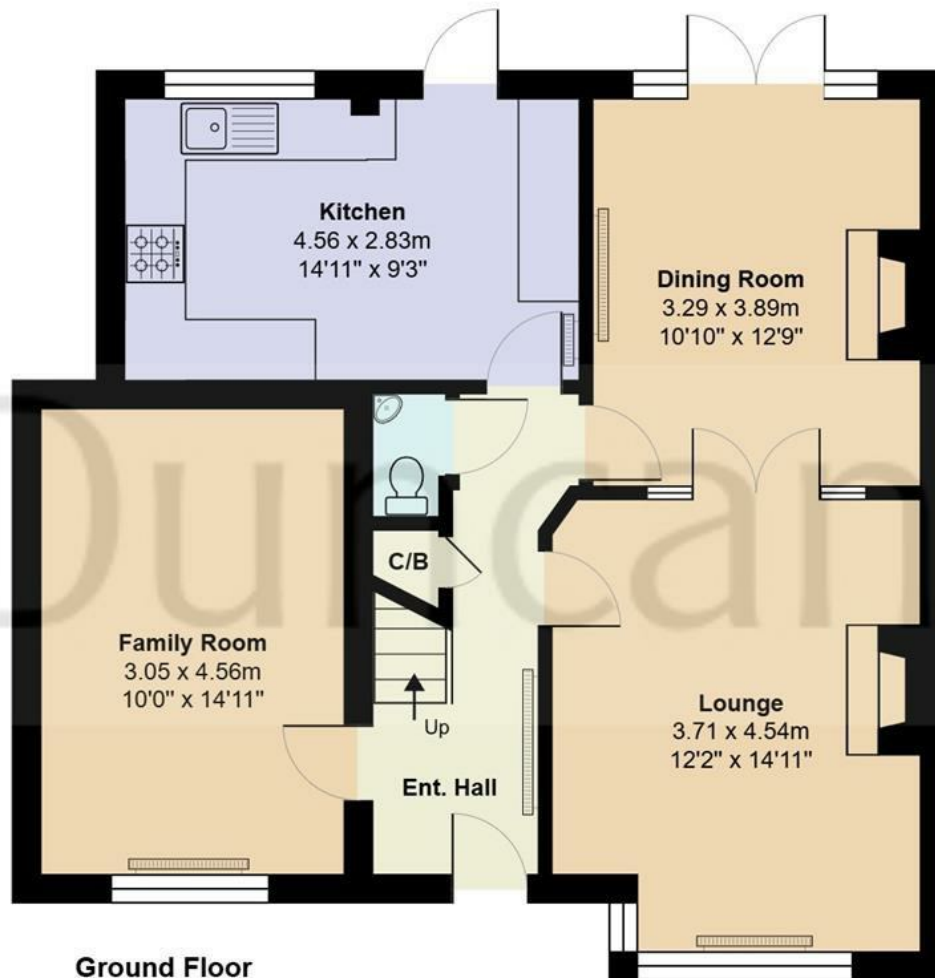
Coving to ceiling. Continuation of wood laminate flooring. White UPVC double glazed window to rear. Single radiator. Fitted wardrobes in a light wood effect.

BEDROOM THREE

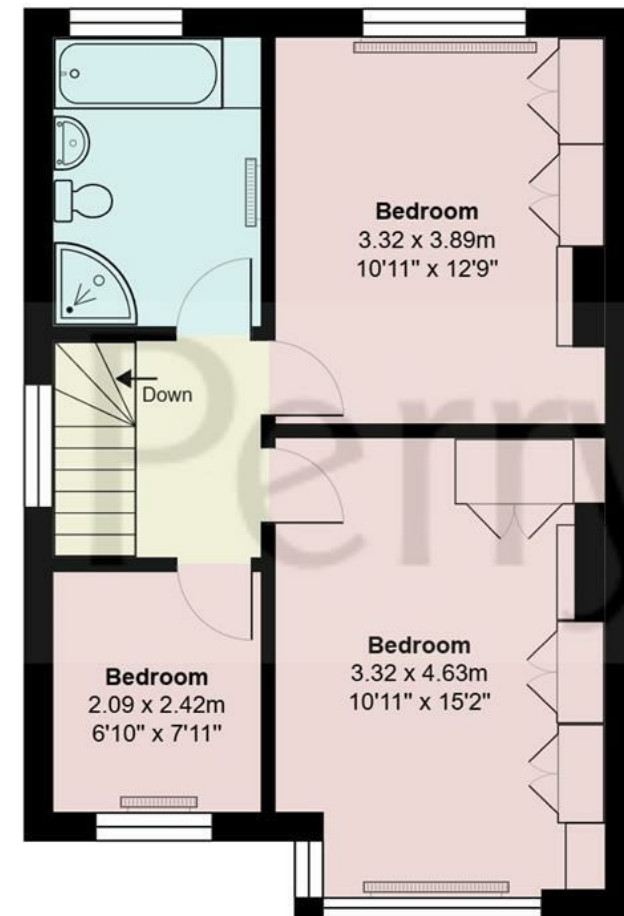
Coving and spotlights to ceiling. Continuation of wood laminate flooring. Single radiator. White UPVC double glazed window to front.







Ground Floor
Area: 68.8 m² ... 741 ft²



First Floor
Area: 45.9 m² ... 494 ft²

Cotton Road, Hertfordshire EN6

Total Area: 114.7 m² ... 1235 ft²

All measurements are approximate and for display purposes only

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FAMILY BATHROOM

Features a white suite comprising of bath with mixer tap and handheld shower attachment. Separate corner shower with sliding glazed doors, wall mounted controls and fixed rainfall shower plus separate hand held shower attachment. WC. Pedestal sink with singular taps. Tiled floor. Part tiled walls. Large chrome heated towel rail. Alcove storage. Coving and spotlights to ceiling. Obscure glass white UPVC double glazed window to rear. Ceiling extractor fan.



Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs A B C D E F G Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Most environmentally friendly - lower CO ₂ emissions A B C D E F G Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

REAR GARDEN

95' (28.96m)

Accessed from dining room or from kitchen, leads out onto a large patio area. Outside tap and lighting. Wall separating the main section of the garden which is laid to lawn. Mixed planting to either side. To the rear of the garden is a step up to a further lawn section where there is two timber storage units and a large summerhouse style workshop/storage unit with decked area to front.

FRONT OF PROPERTY

Blocked paved driveway providing off street parking. Low level perimeter wall to front with integrated planting. Step up to front door. External courtesy light. Open porch spanning across the width of the property.

Freehold. Council tax 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 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.



