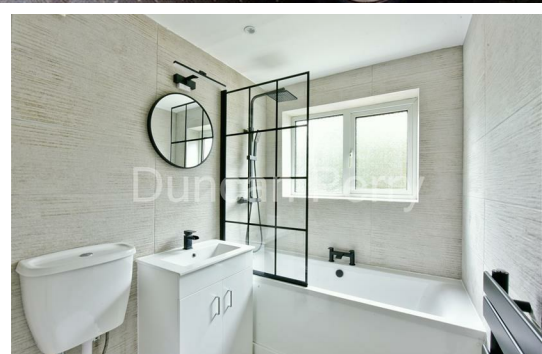




**3 Bed House - Detached
located in Potters Bar
Quakers Lane**



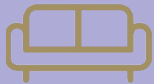
Quakers Lane
Potters Bar
Herts
EN6 1RL



3



1



2



E

£2,500 PCM

Three bedroom detached cottage, benefits lounge, separate dining room, kitchen, bathroom/wc, double glazing, gas central heating, rear garden and off street parking. The property is situated within 0.7 miles of Potters Bar train station with local shops, restaurants and bus routes.

Panelled front door opens into:

ENTRANCE HALL

Radiator, laminate wood affect flooring. Doors to all rooms.

LOUNGE

White UPVC double glazed bay window to front. Radiator. Continuation of laminate wood affect flooring.

DINING ROOM

Continuation of laminate wood affect flooring. White UPVC double glazed window to rear. Two diamond windows to side. Radiator. Under stairs cupboard with window to side housing electric meter & consumer unit. Honeywell heating control.

KITCHEN

Comprising of dark grey wall, drawer and base units. Wall mounted wine racks. Single stainless steel sink with drainer mixer tap. Logik integrated electric oven and gas hob with extractor above. Space for washing machine. Space for fridge / freezer. Integrated dishwasher. White UPVC double glazed windows to either side. Breakfast area. White UPVC double glazed obscure door to rear garden.

BATHROOM

Spotlights to ceiling. White suite comprising of close coupled top flush W.C. Bath with mixer taps and wall mounted shower with large overhead 'rainfall' shower and separate hand shower attachment. Shower screen. Vanity unit with inset sink. Tiled walls. Tiled floor. Frosted double glazed window to rear. Heated towel rail. Fixed mirror with overhead lighting. Built in cupboard housing Valliant Gas central heating boiler.

FIRST FLOOR LANDING

Approached by straight flight staircase. Access to loft. Radiator.

BEDROOM ONE

White UPVC double glazed window to the front with roof top viewings across Potters Bar. Radiator. Cupboard with hanging rail and shelving.

BEDROOM TWO

White UPVC double glazed window to rear. Radiator.

BEDROOM THREE

White UPVC double glazed window to side. Radiator.

EXTERIOR REAR

Access via kitchen. Predominately laid to lawn with shrubs, trees and hedging. Cobbled patio area immediately to rear and side. Independent access to front via both sides of property. External gas meter. Outside tap.

EXTERIOR FRONT

Mainly lawn. Tarmacadam drive providing parking.

AGENT NOTES

Holding Deposit £611

Dilapidations Deposit £3,057

EPC Rating - E

Council Tax Band E - Hertsmere Council

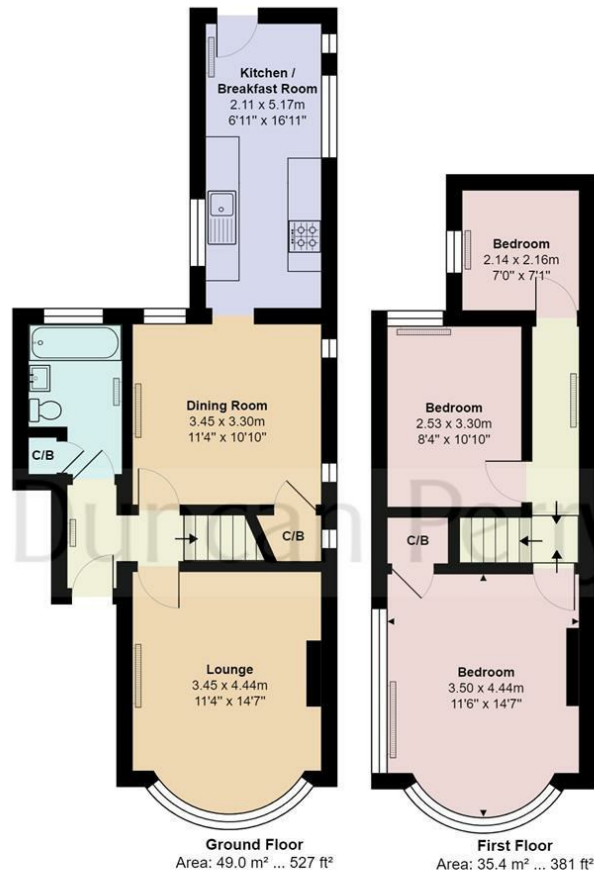
Property Mis Descriptions Act

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. All measurements quoted are approximate. Any discussions regarding a potential tenancy are subject to contract.



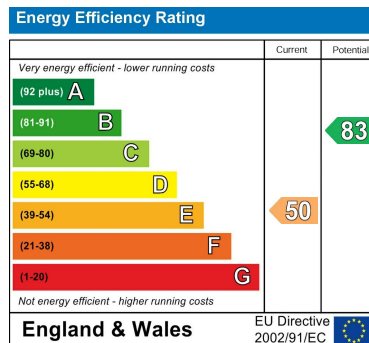


Quakers Lane, Hertfordshire EN6

Total Area: 84.4 m² ... 909 ft²

All measurements are approximate and for display purposes only

Duncan Perry



DIRECTIONS

Refer to Google Maps using postcode.

CONTACT

48A The Broadway
Potters Bar
Herts.
EN6 2HW

E: lettings@duncanperry.co.uk

T: 01707655466

<https://www.duncanperry.co.uk>

Duncan Perry

SALES ■ LETTINGS ■ COMMERCIAL
■ PROPERTY MANAGEMENT ■