

35 Wroxham Gardens, Potters Bar, EN6 3DH
£550,000 Freehold (*see note over)

This three bedroom semi detached property has been under the same ownership for 60 years. This well-loved family home is conveniently located close to The Wroxham School, local shops, and Furzefield Leisure Centre. Although the house would benefit from some updating, it offers ample scope for extension to the rear and into the loft (subject to the necessary planning permissions), along with a large rear garden extending in excess of 100ft. Offered chain free, internal viewing is highly recommended.

63 DARKES LANE POTTERS BAR HERTS EN6 1BJ

01707 663330

email: pottersbar@hobdays.co.uk

ENTRANCE HALL 10' 11" x 6' 5" (3.32m x 1.95m) approx
Upvc entrance door leading into hallway, double glazed window to front with privacy glass, double radiator, doors to kitchen & lounge, stairs leading to first floor landing, understairs storage cupboard.



LOUNGE/DINER 22' 4" x 12' 0" narrowing 10' 3" (6.80m x 3.65m) approx
Double glazed bay window to front, coved ceiling, two radiators, feature fireplace with gas fire, wall lights, TV point, doors to hall & kitchen.



KITCHEN 11' 6" x 8' 1" (3.50m x 2.46m) approx
Double glazed window to rear, double glazed door to rear leading out to garden, paneled ceiling with spotlights, worktops with a range of matching wall, base & drawer units, counter top lighting, part tiled walls, single bowl stainless steel inset sink unit with mixer taps and drainer, electric cooker, washing machine, integrated fridge & freezer, concealed wall mounted boiler, door to dining area.



LANDING
Double glazed window to side with privacy glass, access to loft space, doors to bedrooms, bathroom & separate w.c.



BEDROOM 1 13' 6" x 11' 5" (4.11m x 3.48m) approx
Double glazed window to front, radiator, fitted wardrobes to one wall.



BEDROOM 2 11' 5" x 10' 9" (3.48m x 3.27m) approx
Double glazed window to rear, radiator, fitted wardrobe and matching drawer unit.



BEDROOM 3 7' 1" x 6' 8" (2.16m x 2.03m) approx
Double glazed window to front, radiator, wall mirror.



BATHROOM 7' 9" x 6' 0" (2.36m x 1.83m) approx
Double glazed window to rear with privacy glass, pedestal wash hand basin, wall mounted bathroom cabinet, panel enclosed bath, half tiled walls, airing cupboard housing hot water cylinder.



SEPARATE W.C 4' 10" x 2' 8" (1.47m x 0.81m) approx
Double glazed window to side with privacy glass, low level w.c.



REAR GARDEN

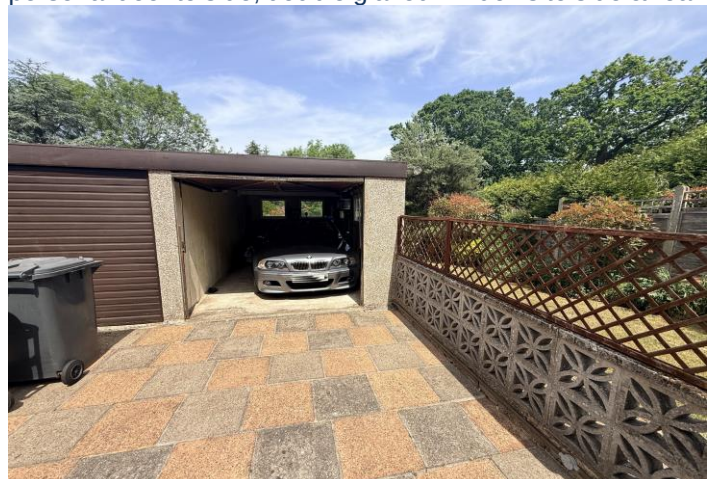
In excess of 100ft. Raised patio to rear of property, brick built storage shed, steps leading down to main lawn area with well maintained flower & shrub borders, paved pathway leading down the garden where there is a summer house and further lawn areas. Gated side access to driveway, personal door into garage.



FRONT

Dwarf wall with shrub beds, mainly paved to provide off street parking, shared driveway leading to garage.

REAR GARDEN 18' 9" x 9' 5" (5.71m x 2.87m) approx
Accessed via shared driveway, up & over door to front, personal door to side, double glazed windows to side & rear.



MATERIAL INFORMATION

Council Tax Band: E (Hertsmere)

Parking arrangements: Garage via shared Driveway

Mains Gas: Yes

Mains Electric: Yes

Mains Water/drainage: Yes

Heating Type: Gas central heating

Surface Water Flood Risk: Very Low Risk

Rivers & The Seas Flood Risk: Very Low Risk

(source: Gov.uk)

Broadband Availability: (FTTP is available and a new

ONT may be ordered), Standard, Superfast, Ultrafast

(Source: Ofcom & BT Broadband Availability Checker)

Mobile Availability:

EE: Good outdoor and in-home

O2: Good outdoor and in-home

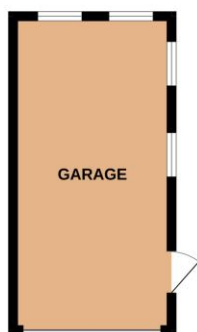
3: Good outdoor and in-home

Vodafone: Good outdoor and in-home

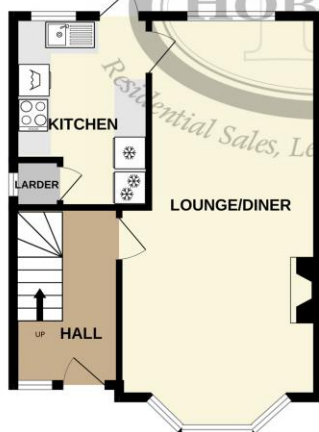
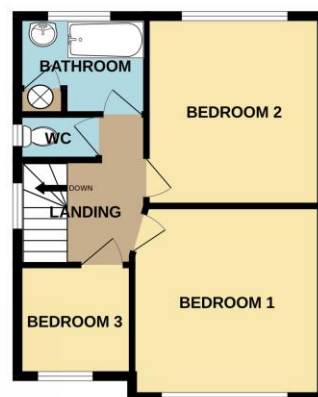
(Source: Ofcom)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



HOBDAYS

Residential Sales, Lettings & Management

TOTAL FLOOR AREA: 1018 sq.ft. (94.5 sq.m.) approx.

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Viewing strictly by appointment via Hobdays

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