



27 Gregory Avenue, Potters Bar, Hertfordshire EN6 5PX

Guide Price £600,000 - Freehold



Property Summary

We are delighted to welcome to the market this CHAIN FREE Three Bedroom Semi Detached family home with potential to extend subject to the necessary planning permission and benefitting from a TANDEM GARAGE. The accommodation comprises of open planned Lounge/ Diner, fitted kitchen/breakfast room, downstairs bathroom.

The first floor accommodation comes with two double bedrooms and a modest third bedroom and a three piece shower room.

Externally there is a rear garden with a lean to Greenhouse/Shed with power and lighting. Also adjacent to the Tandem garage is secure hardstanding for two vehicles. We highly recommend an internal inspection to appreciate this well maintained family home.

Potters Bar railway station has a fast-train service to Kings Cross and Moorgate stations with the nearest underground stations at High Barnet and Cockfosters. The surrounding countryside provides for numerous leisure activities to include riding, walking as well as several golf courses and areas of historical interest.

Features

- CHAIN FREE
- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- TWO BATHROOMS
- LOUNGE/DINER
- KITCHEN/BREAKFAST ROOM
- POTENTIAL TO EXTEND (S.T.P.P)
- DOUBLE GLAZING
- TANDEM GARAGE
- ADDITIONAL SECURED PARKING

Room Descriptions

GROUND FLOOR ACCOMMODATION

Lobby

1.04m x 3.95m (3' 5" x 13' 0") Via part double glazed entrance door with matching dual aspect windows with leaded lights. Laminate wood flooring, fitted radiator, door to:

Inner Hallway

1.81m x 2.30m (5' 11" x 7' 7") Fitted radiator, laminate wood flooring, stairs to first floor landing, doors leading off to:

Ground floor Bathroom

1.93m x 2.15m (6' 4" x 7' 1") Side aspect double glazed frosted glass window, three piece bathroom suite comprising of panel enclosed bath with hand held "Telephone Style" mixer taps, low flush WC, wash hand basin, fitted radiator, fully tiled walls.

Lounge/Diner

Living Room 11' 6" x 13' 3" (3.51m x 4.04m) Dining Area. 10' 3" x 10' 7" (3.12m x 3.23m) Front aspect double glazed windows with leaded lights, feature brick built fire surround, wood beams to ceilings and walls, fitted radiator, open aspect to:

Dining Area: Sliding patio doors to rear garden, fitted radiator, feature beams to ceiling and walls.

Kitchen/Breakfast Room

10' 4" x 16' 1" (3.15m x 4.90m) Double glazed French Doors to garden, rear aspect double glazed window, range of matching wall and base units with rolled edge worksurfaces over incorporating stainless steel single drainer sink unit with mixer taps, fitted five ring hob with extractor over. Built in double oven, space for appliances. Fully tiled walls to kitchen area.

FIRST FLOOR ACCOMMODATION

First floor landing

0.93m x 2.49m (3' 1" x 8' 2") Side aspect double glazed leaded light window, access to loft space, airing cupboard housing insulated copper cylinder, doors leading off to:

Bedroom One

10' 0" x 11' 11" (3.05m x 3.63m) Front aspect double glazed leaded light windows, fitted wardrobes to flank wall, fitted radiator.

Bedroom Two

8' 9" x 10' 1" (2.67m x 3.07m) Rear aspect double glazed window, fitted radiator, fitted wardrobes to flank wall.

Bedroom Three

7' 1" x 8' 11" (2.16m x 2.72m) Front aspect double glazed leaded light window, fitted radiator, built in cupboard.

Shower Room

1.45m x 2.61m (4' 9" x 8' 7") Side aspect double glazed frosted glass windows, shower cubicle, low flush WC, wash hand basin, fitted radiator, fully tiled walls.

EXTERNAL AREA

Rear Garden

Purpose built pond with flagstones to side. Mainly laid to lawn, leading to:

Lean to

Purpose built lean to with half brick base, power and lighting, wall mounted Gas boiler.

Tandem Garage

2.66m x 9.68m (8' 9" x 31' 9") With up and over door power and lighting with additional driveway with parking for two vehicles or a camper van and secured by garage door.

ADDITIONAL INFORMATION

Agents Notes

Council Tax Band E

