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Oakroyd Close
Potters Bar

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Oakroyd Close, Potters Bar EN6 2EW

This fabulous and immaculately presented detached 3 bedroom Hicks family home is situated within the Roysds conservation area and within walking distance to Dame Alice Owens school, Potters Bar mainline train station and local shops.

As you enter the property you are welcomed into a spacious reception hallway, which leads to 2 large reception rooms, a contemporary kitchen, utility room and guest cloakroom.

To the first floor the principal bedroom has an ensuite shower room and fitted wardrobes. Bedroom Two is a large double, and there is also a single bedroom. To complete this floor the property has a modern family bathroom.

The secluded rear garden has a South Easterly aspect and is very well maintained and has the benefit of a covered loggia which provides a lovely entertaining area.

The impressive frontage has a block paved driveway providing off street parking for several cars and access to the detached garage.



























Approximate Gross Internal Area 1815 sq ft – 169 sq m
 Ground Floor Area 815 sq ft – 76 sq m
 First Floor Area 807 sq ft – 75 sq m
 Garage Area 193 sq ft – 18 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	78
(55-68)	D	
(39-54)	E	53
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Local Authority: Hertsmere Brough Council
 Council Tax Band: : G
 FREEHOLD

DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings, or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate. All dimensions include wardrobe spaces where applicable.





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