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The Drive, Potters Bar

A 1930's semi-detached bungalow with a large garden and lots of potential, in a quiet cul-de-sac location, just a short walk from the station and shops.

£550,000

01992 87 85 80



Overall Description

This is a 1930's semi-detached bungalow in a sought-after and quiet cul-de-sac, yet only a short walk from the shops along Darkes Lane as well as the railway station. The property has three bedrooms (two good doubles), a bathroom, entrance hall, sitting room, and kitchen. The bungalow is double-glazed and has gas central-heating, with many of its period features intact (fireplaces, original doors, picture rails). Although it is in need of from internal modernisation. it does offer buyers scope to extend to the rear and/or into the loft as others have in the area (subject to the usual consents), allowing you to create your dream home to your own tastes. The property has a large 75' garden to the rear, with plenty of space to add a garden room/studio if desired. There is also a good-sized drive to the front with plenty of parking and turning space, with a car-port to the side. This bungalow is being sold with no onward chain and probate has been granted. To watch our Virtual Video Guided Tour please search for "54 The Drive, Potters Bar" on You Tube.

Location

This bungalow is located in a quiet residential location, just a short walk from the high street shops along Darkes Lane as well as Potters Bar Railway Station, with its regular fast trains to London Kings Cross and Finsbury Park. Potters Bar has a very good range of local shops and other amenities and is also home to some very well regarded schools at all levels including the the Dame Alice Owen School, which is just a short walk away. There are good sporting and other facilities locally, including an indoor swimming pool and golf clubs in both Potters Bar and Brookmans Park, just up the road. It is very convenient for commuters with the station and also close proximity to the M25, A1 and A10. The town is surrounded by beautiful Hertfordshire countryside so the location is ideal for keen walkers and cyclists.

Accommodation

From the driveway the front door leads into the:

Entrance Hall 15'5 x 6' widest (4.70m x 1.83m widest)

Loft hatch. Airing cupboard with radiator and wooden slatted shelving. Cupboard housing electric and gas meters.

Sitting Room 13'11 x 12'7 into bay (4.24m x 3.84m into bay)

Bay window to front. 1930's fireplace with tiled surround. Picture rail. TV aerial point. Radiator.

Kitchen 11'1 x 10'2 (3.38m x 3.10m)

Windows to rear and side. Kitchen units with one and a half bowl stainless steel sink unit. Space for electric cooker. Space and plumbing for washing-machine. Space for fridge. Tiled floor. Wall-mounted gas central-heating boiler.

Bedroom One 13'8 x 12' into bay (4.17m x 3.66m into bay)

Bay window to rear with French doors out to the garden. 1930's fireplace with wooden mantel and tiled surround. Picture rail. Two radiators.

Bedroom Two 12'7 x 10'6 (3.84m x 3.20m)

Window to front. 1930's fireplace with tiled surround. Picture rail. Radiator.

Bathroom 7'10 x 6'7 (2.39m x 2.01m)

Frosted window to side. Panel bath with shower above and glass shower screen. Low-level WC. Wash-hand basin. Tiled floor. Modern heated towel-rail.

Bedroom Three 10'7 x 8' (3.23m x 2.44m)

Window to side. Picture rail. Radiator.

Outside

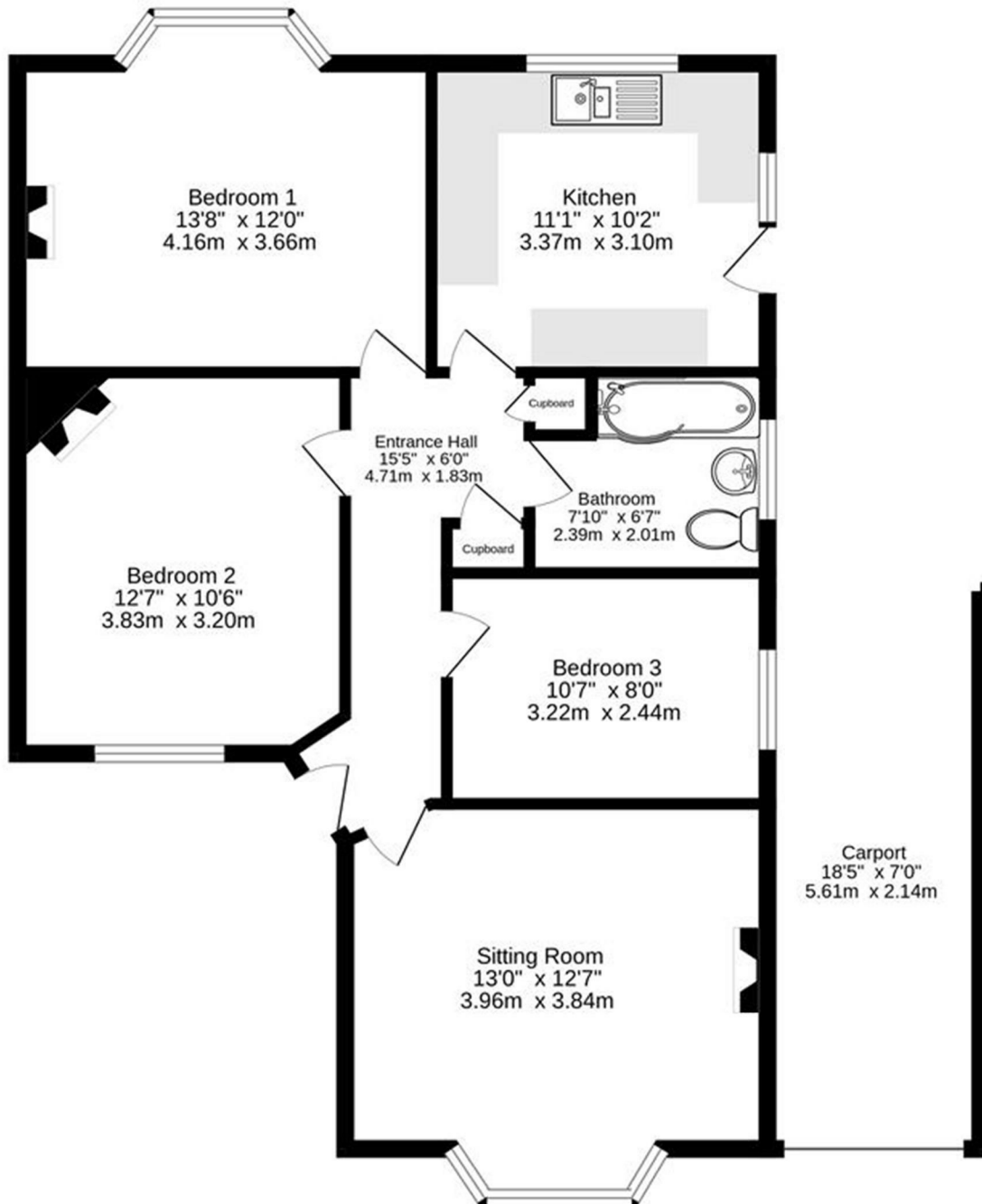
The property has a good-sized front driveway with ample parking and turning space next to the CAR-PORT: 18'5 x 7' with garage doors to front and rear. The back garden is around 75' long and 35' wide with fencing for privacy and a central lawn with path. TWO GARDEN SHEDS.

Services and Other Information

Mains water, drainage, gas and electricity. Gas central-heating. Double-glazed windows. Council Tax Band E.



Ground Floor
883 sq.ft. (82.0 sq.m.) approx.




TOTAL FLOOR AREA : 883 sq.ft. (82.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>57</p>	<p>84</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.



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