



2 Swanland Road, North Mymms, Herts, AL9 7TG
£1,200,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

NEW PRICE REDUCTION FOR A QUICK SALE! A beautifully presented Five bedroom detached house with attached fully self contained ground floor annexe occupying a plot approaching a quarter of an acre and situated on a service road set back from Swanland Road. This spacious property occupies over 3,000 sq ft. Viewing recommended.



- NEW PRICE REDUCTION FOR A QUICK SALE!
- BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED HOUSE
- GROUND FLOOR 1 BED SELF CONTAINED ANNEX
- ANNEX FEATURES OWN KITCHEN DINER AND LOUNGE
- PLOT APPROACHING 1/4 OF AN ACRE
- PRIVATE 96' x 73' REAR GARDEN
- CLOSE TO BROOKMANS PARK & POTTERS BAR
- NUMEROUS PARKING SPACES
- EN-SUITE TO BOTH PROPERTIES
- VIEWING RECOMMENDED !



A beautifully presented four bedroom detached house with attached fully self contained ground floor one bedroom annexe. En-suite bath/shower room to the Master bedroom, kitchen/lounge/family/dining room, ground floor cloakroom. Annexe accommodation has its own front and rear doors and features a kitchen/diner, lounge, bedroom, en-suite and cloakroom and also incorporates a door to the main house. The property occupies over 3,000 sq ft and is situated on a service road set back from Swanland Road on a plot approaching a quarter of an acre. Swanland Road is a short driving distance from both Potters Bar and Brookmans Park centres.

Panelled Entrance door with double glazed fan light opens into:

ENTRANCE PORCH

Frosted double glazed windows to front, double width shelved cupboard, wall mounted radiator, double width doors open into:

KITCHEN/LOUNGE/DINER

35'7" x 27'4" (10.85 x 8.33)

Lounge/Family area:

Two leaded light double glazed windows to front, wall mounted t.v. aerial and power point, feature radiators, wood effect vinyl flooring.

Kitchen area:

Range of white hi-gloss wall and base units featuring cupboards, drawers and island unit, quartz worktops with inset Neff five ring gas hob and extractor hood above, Neff electric double oven and grill, one and half bowl stainless steel sink, integrated Bosch dishwasher and washing machine, integrated Candy condenser dryer, space for under counter fridge and space for American style fridge/freezer, tiled splashbacks, continuation of wood effect vinyl flooring, lead light double glazed window to side.

Dining area:

Feature radiator and exposed RSJ beam, dual aspect with leaded light double glazed window to side and double glazed doors to side and rear, continuation of wood effect vinyl flooring,



GROUND FLOOR CLOAKROOM

White suite comprising top flush w.c. and vanity topped wash basin with cupboard below, chrome heated towel rail, tiled walls, vinyl wood effect flooring, extractor fan.

INNER HALLWAY

Continuing wood effect vinyl flooring, feature wall radiator, understairs storage cupboard, turn flight staircase with half landing, frosted leaded light double glazed window to front, inner access door to Annexe.

FIRST FLOOR LANDING

30'8" x 2'9" (9.35 x 0.84)

Leaded light double glazed dormer window to front, ceiling spotlights, radiator, built-in cupboard with light housing electricity meter, Ideal gas central heating boiler and pressurised hot water tank. Additional built-in cupboard with rack shelving and access to eaves storage cupboard.

MASTER BEDROOM

23'8" x 12'7" (7.21 x 3.84)

Dual aspect with leaded light double glazed dormer window to front and double glazed window dormer window to rear with distant countryside views, t.v. aerial point, range of wardrobes, double radiator.

EN-SUITE BATH/SHOWER ROOM

12'3" x 5'10" (3.73 x 1.78)

White suite comprising bath with mixer tap, large corner shower base with glass cubicle, vanity topped wash basin with drawer below and concealed cistern w.c., half tiled walls, tiled floor, combined chrome heated towel rail/radiator, extractor fan, ceiling spotlights, frosted double glazed window to rear.

BEDROOM TWO

13'9" x 13'7" (4.19 x 4.14)

Double glazed window to rear with distant countryside views, radiator, t.v. aerial point.

BEDROOM THREE

13'7" x 13'1" (4.14 x 3.99)

Double glazed window to rear with distant countryside views, radiator, t.v. aerial point.







Swanland Road, Hertfordshire AL9

Total Area: 297.0 m² ... 3196 ft²

All measurements are approximate and for display purposes only

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BEDROOM FOUR

13'5" x 11'0" (4.09 x 3.35)
Double glazed window to rear
with distant countryside views,
radiator.



FAMILY BATH/SHOWER ROOM

White suite comprising corner shower cubicle with wall mounted shower controls, overhead shower and hand held shower attachment, bath with mixer tap, vanity topped wash basin with drawers below, top flush w.c., tiled walls and floor, ceiling spotlights and ceiling extractor fan, chrome heated towel rail, frosted leaded light double glazed dormer window to front.

ATTACHED SELF CONTAINED ANNEXE

Panelled entrance door with double glazed fan light opens into:

LOUNGE

19'9" x 14'8" (6.02 x 4.47)
Wall mounted t.v. aerial and power point, double radiator, leaded light triple glazed window to front, double width built in cupboard housing the electricity meter.

GROUND FLOOR CLOAKROOM

Cloaks cupboard with shelving and hanging rail.

INNER HALLWAY

Door to the main house and door to:

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Not energy efficient - higher running costs EU Directive 2002/91/EC		Not environmentally friendly - higher CO ₂ emissions EU Directive 2002/91/EC	
England & Wales		England & Wales	

KITCHEN/DINER

28'2" x 10'2" (8.59 x 3.1)

Kitchen area:

Modern range of wood grain wall and base units featuring cupboards, drawers and glazed cupboards, quartz worktops with inset one and a half bowl stainless steel sink with mixer tap, Neff five ring gas hob with Neff extractor hood above, two Neff ovens and separate warming drawer, integrated Sharp larder fridge, additional fridge/freezer and Zanussi dishwasher, space for washing machine and tumble dryer, concealed downlighting, tiled flooring and splashback tiling, double glazed window to rear, ceiling spotlights, double width double glazed casement doors to rear.

Dining area:

Wall mounted radiator and wall mounted electric heater, t.v.aerial point, double glazed window to rear.

GROUND FLOOR CLOAKROOM

Modern white suite comprising top flush w.c., and vanity topped wash basin, tiled walls, light activated extractor fan, chrome heated towel rail.

BEDROOM

13'8" x 13'2" (4.17 x 4.01)

Double radiator, double glazed windows to rear.

EN-SUITE BATHROOM

10'9" x 4'9" (3.28 x 1.45)

White suite comprising bath with mixer tap and shower over bath, concealed cistern w.c., vanity topped wash basin with cupboards and drawers, light activated extractor fan, motion activated ceiling spotlights, tiled walls, wood effect vinyl flooring, chrome heated towel rail, high level opaque double glazed window to rear.



EXTERIOR

The property is situated on almost a quarter of an acre plot with 96' x 73' rear garden.

PRIVATE REAR GARDEN

Paved patio to the rear of the main house and a raised decked patio to the rear of the Annexe. Steps lead down to the main lawn area with further patio almost to the rear of the garden, brick built storage sheds, pedestrian side access to front via timber gate.

FRONT

Bloc paved driveway provides parking for numerous vehicles. External lighting points.

Freehold. Council Tax band G - Welwyn & Hatfield Council

Property Misdescriptions Act

As Agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller as we will not have had sight of the title documents. Before viewing a property, do please check with us as to its availability and also request clarification or information on any points of particular interest to you to save you a wasted journey.



