



1 Swanland Road, North Mymms, Herts, AL9 7TG
Offers Over £900,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Situated on over a 1/4 of an acre plot this large detached four bedroom bungalow benefits from its large corner plot and partly converted loft complete with Dormer windows, details and plans available, internal inspection recommended. This property is also offered as chain free.



- FOUR BEDROOM DETACHED BUNGALOW
- CHAIN FREE
- GOOD SIZED KITCHEN / FAMILY DINING ROOM
- LARGE LOUNGE
- SITUATED ON A LARGE CORNER PLOT
- OWN DRIVEWAY
- COUNCIL TAX BAND G
- FREEHOLD
- BENEFITS FROM HAVING FITTED DORMER WINDOW IN LOFT
- VIEWING RECOMMENDED



Situated on over a 1/4 of an acre plot this large detached four bedroom bungalow benefits from its large corner plot and partly converted loft complete with Dorma windows, details and plans available, internal inspection recommended. This property is also offered as chain free.

Panelled front door with part frosted double glazed panels opens into

ENTRANCE PORCH

Two double glazed windows to front. Laminate wood effect flooring. Sliding part glazed door opens into

ENTRANCE HALL

Wood flooring. Double radiator.

KITCHEN/FAMILY DINING ROOM

Kitchen area

Range of high gloss wall, drawer and base units featuring cupboards and drawers. Granite working surfaces. Upstand and cooker splashback. Space for Range style gas cooker with corresponding extractor hood above. Space for dishwasher and fridge/freezer. One and a half bowl stainless steel sink unit with mixer tap and waste disposal. Double glazed window to side. Tiled floor.

Dining area

Wood flooring. Double radiator. Two further feature radiators. Double glazed, double width doors to rear and side both leading to rear garden.

LOUNGE

Wood flooring. Feature fireplace. Wall light points. Two concealed radiators. Double glazed windows to front and side. TV Ariel point.

UTILITY ROOM

Wall and base units. Single drainer stainless steel sink. Space for washing machine. Wall mounted Worcester gas central heating boiler. Pressurised hot water tank. Space for fridge. Laminate wood effect flooring. Casement door to rear garden.



INNER LOBBY

Laminate wood effect flooring. Door to

STORE ROOM

Double radiator. Polycarbonate roof. South of rear lobby door to

BEDROOM FOUR

Double glazed window to front. Laminate wood effect flooring.

BEDROOM ONE

Double radiator. Double glazed window to front. Fitted wardrobes.

BEDROOM TWO

Double radiator. Double glazed window to rear.

BEDROOM THREE

Double radiator. Laminate wood effect flooring. Double glazed window to rear.

SHOWER ROOM

White suite comprising top flush W.C. and wash basin with drawer below. Half tiled walls. Fully tiled to walk in wet room / shower area with glass screen. Overhead and hand shower. Frosted double glazed window to rear. Light activated extractor fan. Double radiator. Heated towel rail. Built in shelved cupboard. Ceiling spotlights.

EXTERIOR REAR

118" x 78" approximately (35.97m' x 23.77m' approximately)

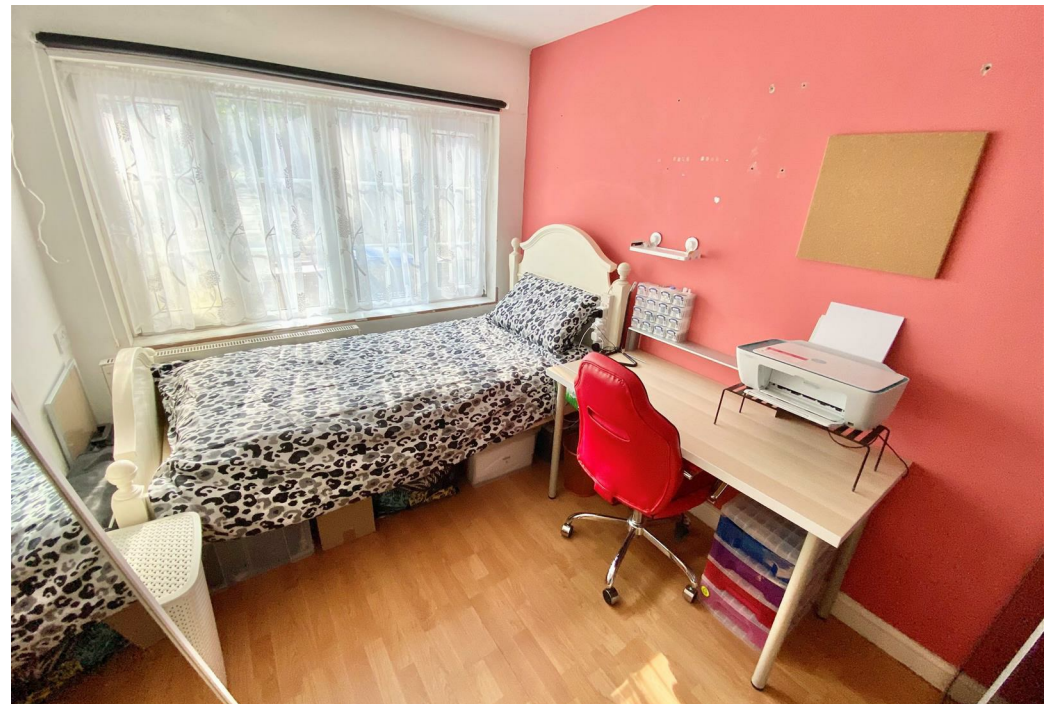
Concrete patio. Rest of garden predominately lawned. Brick base for dismantled green house. Large timber shed with tiled roof. Further small timber framed tiled roof aviary or wood store. Access to front via a timber gate. Access to side road via timber gate. Plot is over a quarter of an acre.

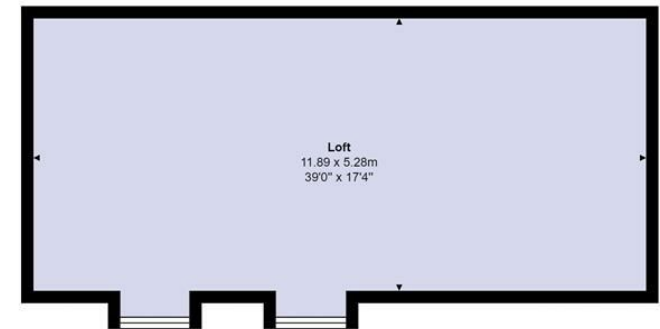
FORMER CONSERVATORY FOOTPRINT

9'8" x 23'11" (2.95 x 7.29)

Dwarf wall and concrete base







Loft Room
Area: 64.2 m² ... 691 ft²



Swanland Road, North Mymms, Hatfield, AL9 7TG

Total Area: 241.4 m² ... 2598 ft²

All measurements are approximate and for display purposes only.



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.

EXTERIOR FRONT

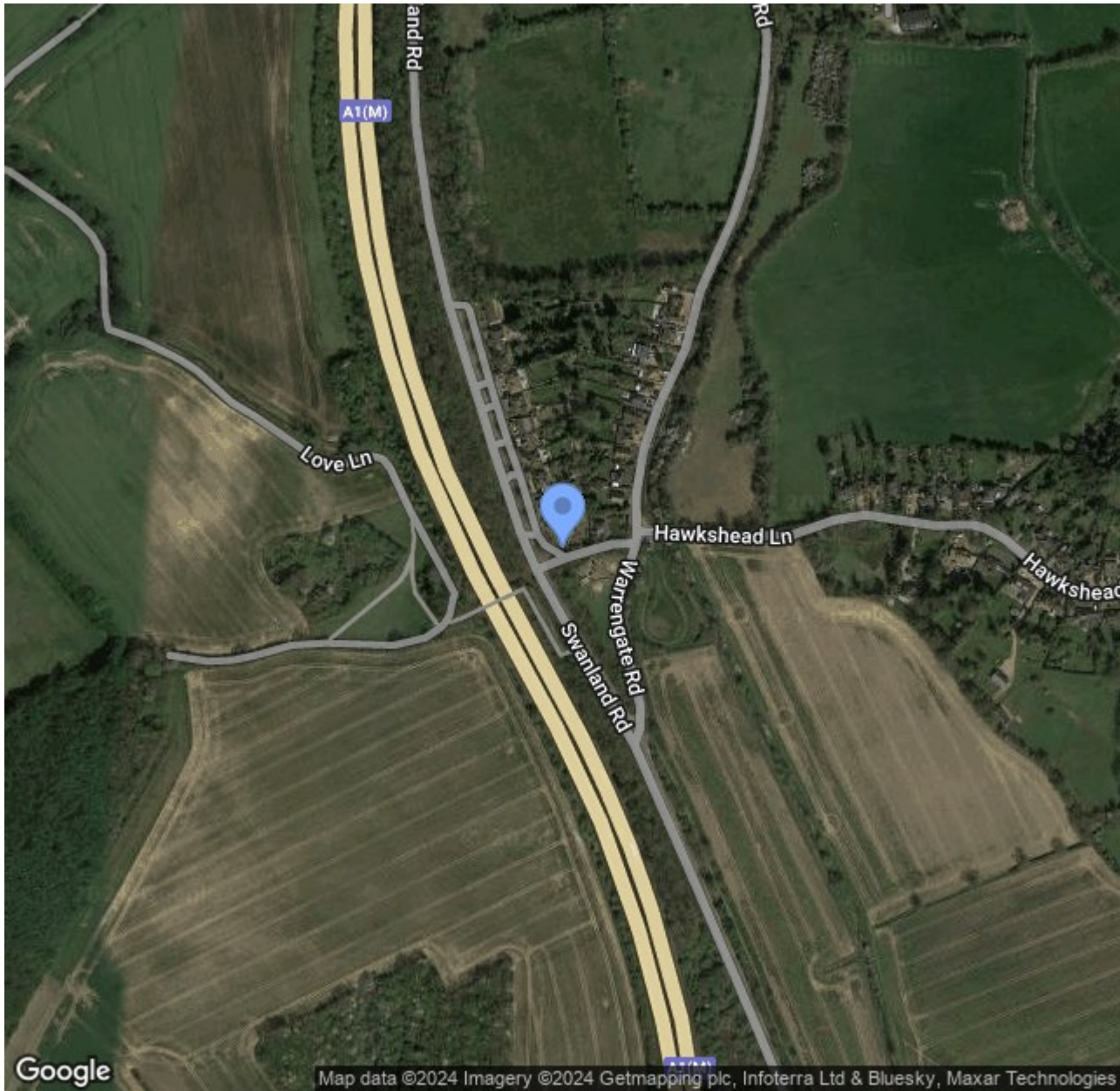
Wide frontage and corner plot with large lawned area. Independent driveway providing parking.

Tenure - Freehold. Council tax band G.

Property Misdescriptions Act
As Agents we have not tested any apparatus, equipment,



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|-----------|---|-----------|---|-------|---|-------|---|-------|---|-------|---|------|---|--|---|---------|---|--------|---|-------|---|-------|---|-------|---|-------|---|------|---|--|
| Current | Potential | Current | Potential | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| View energy efficient - lower running costs | | View environmentally friendly - lower CO ₂ emissions | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 82 | 82 | 63 | 63 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <tr><td>92-100</td><td>A</td></tr> <tr><td>81-91</td><td>B</td></tr> <tr><td>70-80</td><td>C</td></tr> <tr><td>59-69</td><td>D</td></tr> <tr><td>48-58</td><td>E</td></tr> <tr><td>37-47</td><td>F</td></tr> <tr><td>2-36</td><td>G</td></tr> </table> | 92-100 | A | 81-91 | B | 70-80 | C | 59-69 | D | 48-58 | E | 37-47 | F | 2-36 | G | | <table border="1"> <tr><td>100-149</td><td>A</td></tr> <tr><td>80-149</td><td>B</td></tr> <tr><td>60-80</td><td>C</td></tr> <tr><td>40-60</td><td>D</td></tr> <tr><td>20-40</td><td>E</td></tr> <tr><td>10-20</td><td>F</td></tr> <tr><td>1-10</td><td>G</td></tr> </table> | 100-149 | A | 80-149 | B | 60-80 | C | 40-60 | D | 20-40 | E | 10-20 | F | 1-10 | G | |
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| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| England & Wales | | England & Wales | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EU Directive 2002/91/EC | | EU Directive 2002/91/EC | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



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