



24 Hawkshead Lane, North Mymms, Herts, AL9 7TB
£879,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Situated on just under half an acre plot, this three bedroom detached bungalow features two bathrooms and a separate WC, lounge/dining room, separate kitchen/family room, large hallway and large garage. 380' x 35' Southerly aspect rear garden. Hawkshead Lane is located between Brookmans Park and Potters Bar, it is a short drive from either centre



- THREE BEDROOM DETACHED BUNGALOW
- JUST UNDER HALF AN ACRE PLOT
- THROUGH LOUNGE/DINING ROOM
- KITCHEN/FAMILY ROOM
- LARGE GARAGE
- 380' X 35' SOUTHERLY ASPECT REAR GARDEN
- TWO BATHROOM AND FURTHER WC
- LONG INDEPENDANT DRIVEWAY
- FREEHOLD
- COUNCIL TAX BAND G - WELWYN AND HATFIELD COUNCIL



Part obscure glazed front door opening into:

ENTRANCE PORCH

Wood effect flooring. Frosted window to front. Double width multi pane doors opening into:

ENTRANCE HALL

19'1 x 5' (5.82m x 1.52m)

Single radiator. Laminate wood effect flooring. Double width multi pane doors opening into:

KITCHEN/FAMILY ROOM

26'1 x 11'7 (7.95m x 3.53m)

KITCHEN

Range of light wood grain effect wall and base units featuring cupboards and drawers. Granite effect working surfaces. One and a half bowl stainless steel sink with mixer tap. Ceramic electric hob with electric oven below and extractor hood above. Space for washing machine and fridge freezer. Tiled splashback and floor. Wall mounted gas central heating boiler. Double glazed window to side.

FAMILY AREA

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

THROUGH LOUNGE/DINING ROOM

30'2 x 13' (narrowing to 12' widening to 16'3) (9.19m x 3.96m (narrowing to 3.66m widening to 4.95)

Laminate wood effect flooring. Feature fireplace with fitted electric fire. TV aerial point. One double and one single radiator. Double glazed patio doors to rear garden. Part vaulted ceiling.

BEDROOM ONE

17'3 x 12'5 (5.26m x 3.78m)

Width measurement taken to back of fitted wardrobe. Wardrobes are two double width and four single width with hanging rails and shelving. Single nest of drawers. Leaded light double glazed bay window to front. Double radiator.

BEDROOM TWO

12'4 x 11' (3.76m x 3.35m)

Laminate wood effect flooring. Double glazed window to side with leaded top lights. Single radiator.



BATHROOM

6'7 x 6'1 (2.01m x 1.85m)

White suite comprising bath with mixer tap. Separate shower and glass screen. Pedestal wash basin. Top flush WC. Tiled walls. Laminate wood effect flooring. Frosted double glazed window to side. Chrome heated towel rail.

SEPARATE WC

White Top flush WC. Wall mounted wash basin. Single radiator. Laminate wood effect flooring. Frosted double glazed window to side. Access to loft.

REAR LOBBY

Access from kitchen. Part glazed door to side courtyard.

GUEST SUITE/BEDROOM THREE

9'9 x 8' (lengthening to 12'7) (2.97m x 2.44m (lengthening to 3.84m))

Laminate wood effect flooring. Casement door to rear garden.

SHOWER ROOM

White suite comprising top flush WC. Pedestal wash basin. Shower base with glass door. Tiled walls and floor. Frosted double glazed window to front. Chrome heated towel rail.

EXTERIOR SIDE

17' 7 x 8.7 (5.18m x 2.13m x 2.44m.2.13m)

Paved and gives access to attached garage. Water tap.

GARAGE

22'6 x 15' (6.86m x 4.57m)

Folding doors to front. Double width casement access door to rear and side courtyard. Lighting and power. Wall mounted electricity consumer unit.

EXTERIOR REAR

380' x 35' (115.82m x 10.67m)

Starting from the rear of the property with full width paved patio. External water and lighting points. Timber garden shed. Garden is predominately lawn with good seclusion to either side. Consisting of mature hedging and fencing. Various inset trees and shrubs. Approximately 3/4 of way down the garden is an orchard area with various fruit trees. Gardens back directly onto open fields in a more wooden area of the garden.







Hawkshead Lane, North Mymms, AL9 7TB

Total Area: 167.8 m² ... 1806 ft² (excluding courtyard)

All measurements are approximate and for display purposes only



we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.

EXTERIOR FRONT

Long independent driveway with parking for several cars leading to garage. Large lawn area.

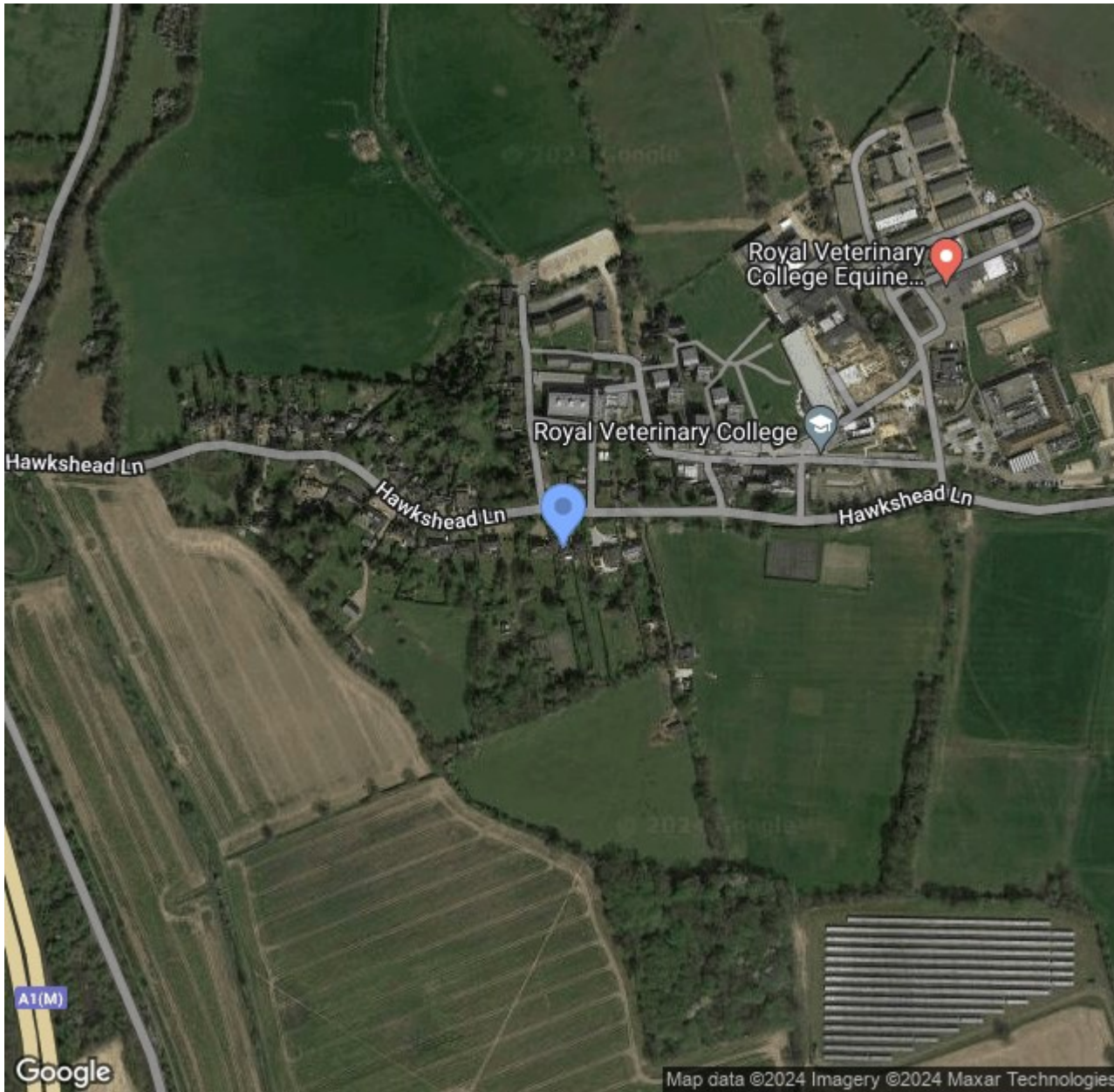
Freehold. Council tax band G - Welwyn and Hatfield council

Property Information

We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating																													
Current	Potential	Current	Potential																												
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions																													
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England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC																												



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