



96 DUGDALE HILL LANE, POTTERS BAR EN6 2DJ

Offers In The Region Of £599,950 | Freehold

ANDREW WARD<sup>EST 1988</sup>  
ESTATE AGENTS





## Property Overview

**\*\*CHAIN FREE \*\* 175FT WESTERLY FACING REAR GARDEN \*\* POTENTIAL TO EXTEND (STPP) \*\***

Featuring a 175ft low maintenance westerly facing rear garden, this delightful chain free two bedroom semi detached bungalow is located approximately 0.4 miles from Dame Alice Owen's School and Potters Bar mainline station is just under a mile away.

The accommodation comprises a lounge, dining room, conservatory, kitchen, two good sized bedrooms and a bathroom.

Externally, the front driveway provides off street parking for two cars, there is a shared passageway to the side and the mature rear garden is mainly paved, lawn area to the rear, summer house and the detached garage is suited for use as a workshop or for storage as it cannot be accessed from the drive.





## Property Features

- LOUNGE: 12'9 x 11'1
- DINING ROOM: 13'11 x 13'1
- CONSERVATORY: 13'5 x 11'2
- KITCHEN: 11'4 x 10'2
- OFF STREET PARKING
- BEDROOM 1: 14'0 x 9'5
- BEDROOM 2: 9'7 x 9'5
- DETACHED WORKSHOP: 21'0 x 9'10
- 175FT WESTERLY FACING REAR GARDEN
- CHAIN FREE

## Agents Notes

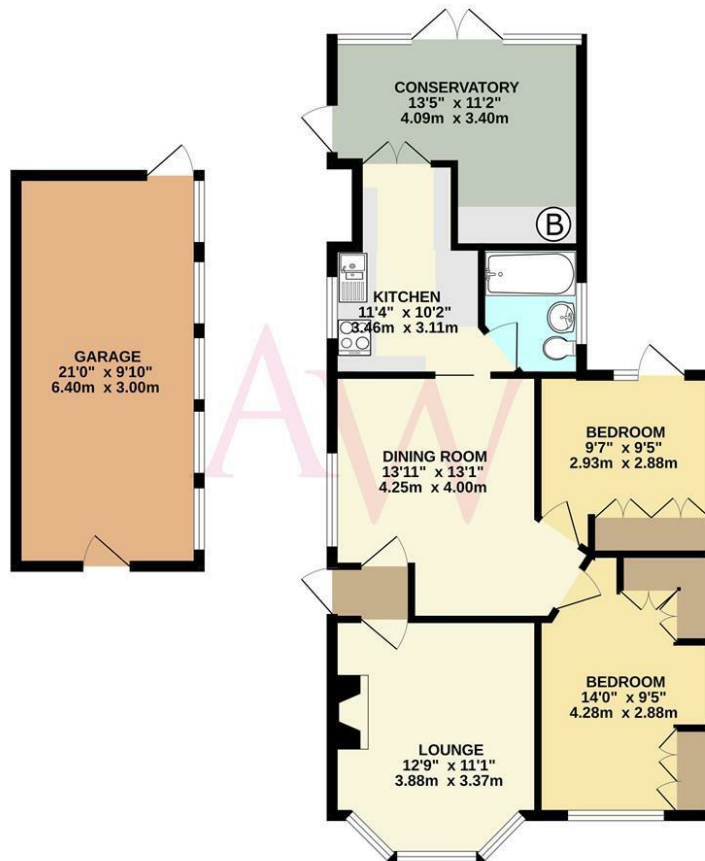
The loft has been boarded. The property offers potential for further extension subject to the usual planning consents.

EPC RATING: D

COUNCIL TAX BAND: D



GROUND FLOOR  
937 sq.ft. (87.0 sq.m.) approx.



TOTAL FLOOR AREA : 937 sq.ft. (87.0 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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