



**10 The Greenway, Potters Bar, Herts, EN6 2NB**  
**£630,000**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

CHAIN FREE 3 bedroom chalet bungalow located in one of Potters Bars most popular residential locations within walking distance of shops, schools and station. Whilst requiring modernisation it offers the buyer enormous potential and the opportunity to create a substantial family home. The property enjoys a deep frontage with good off street

parking and 90' south facing garden. Viewing by appointment only.



- THREE BEDROOMS SEMI DETACHED CHALET BUNGALOW
- DOWNSTAIRS BATHROOM
- LARGE SOUTH FACING GARDEN
- LARGE DRIVEWAY
- REQUIRES MODERINISATION
- ENORMOUS POTENTIAL
- OFF STREET PARKING
- CLOSE TO SHOPS AND MAINLINE STATION
- CHAIN FREE
- COUNCIL TAX BAND E - HERTSMERE COUNCIL



CHAIN FREE 3 bedroom chalet bungalow located in one of Potters Bars most popular residential locations within walking distance of shops, schools and station. Whilst requiring modernisation it offers the buyer enormous potential and the opportunity to create a substantial family home. The property enjoys a deep frontage with good off street parking and large south facing garden. Viewing by appointment only

Double opening doors that lead to an entrance porch

### ENTRANCE PORCH

Leads to further door with wooden with central glazed panel and glazed side light, both are in obscure glass.

### HALLWAY

Wooden flooring. Covered radiator. Two under stairs storage cupboards. One houses gas & electric meters plus consumer unit. Additional larger storage cupboard currently used as airing cupboard with rack shelving and hot water cylinder. Doorway through to:

### LOUNGE/DINER

Coving to ceiling. Continuation of wooden flooring from hallway. Arranged in two section with dining room section to front.

Dining Room section - Radiator. White UPVC double glazed bay lead light window. Built in wooden storage cupboard with glazed display unit. Dado rail. Wall lights.

Lounge section - Continuation of wooden flooring. Radiator. Dado rail. Coving to ceiling. Feature gas fireplace with marble hearth & surround . White UPVC double glazed casement doors with leaded lights and matching side panels leading onto conservatory.

### KITCHEN

Fitted with a range of wall, drawer and base units in white with complimenting work surfaces over plus tiled splashbacks. Integrated Electrolux oven with electric hob above. Above hob is a concealed extractor. Space for washing machine and fridge freezer. Radiator. Wood laminate flooring. Stainless steel sink with mixer tap and drainer. Window to rear. Storage cupboard with louvre door and shelving. Cupboard also houses a Baxi boiler. Leaded light double glazed casement door which leads to conservatory.



### CONSERVATORY

Polycarbonate roof. White UPVC double glazed windows to rear with casement door. Further set of kitchen units in white with wall, drawer and base units. Patterned work top above. Wall lights. Power. Storage cupboard with louvre door and shelving. Obscure glassed double glazed casement door to side

### GROUND FLOOR BATHROOM

Fitted with a white suite comprising of a bath with mixer taps and handheld shower attachment and a wall mounted shower. Wall mounted sink with mixer tap and pop up waste. Close coupled WC. Window to side. White heated towel rail. Tiled walls and tiled floor.

### BEDROOM TWO

White UPVC double glazed window to front. Double radiator. Fitted wardrobes in dark wood with central mirrored sections. Continuation of flooring from hallway.

### FIRST FLOOR HALLWAY

Turn flight stairs. Landing area with white UPVC leaded light window to side.

### BEDROOM ONE

Fitted wardrobes in light wood effect with matching dressing table, bedside cabinets and bridging unit above bed. Covered radiator. Storage cupboard. Shower cubicle accessed via folding shower screen. Wall mounted Triton Opal power shower. Tiled walls.

### BEDROOM THREE

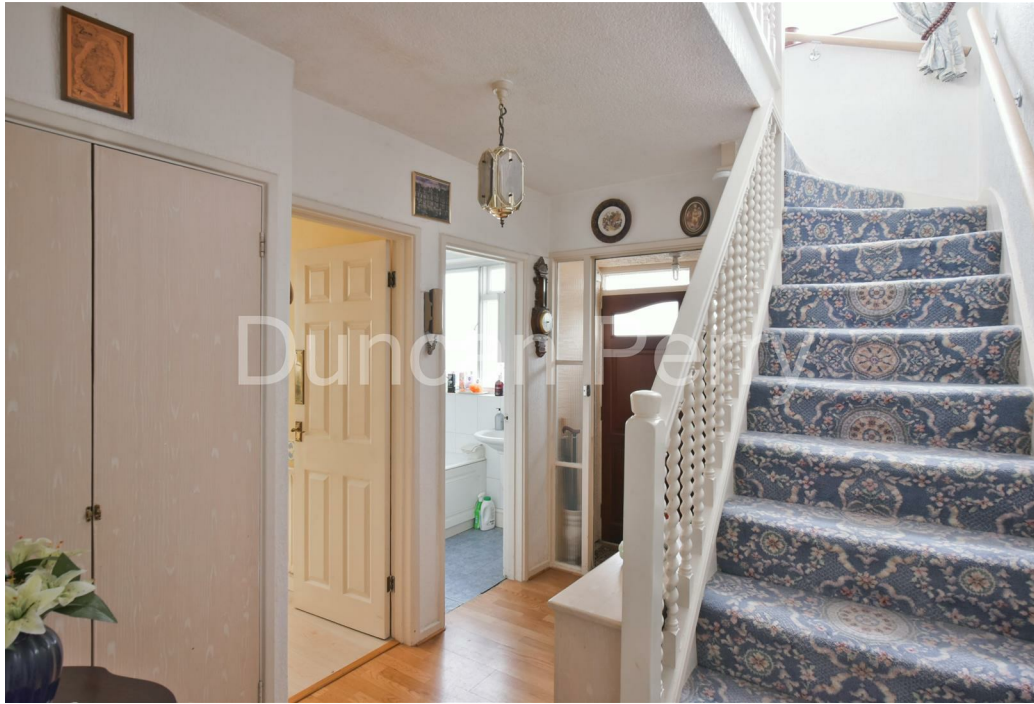
White UPVC double glazed window to rear. Double radiator. Restricted head height.

### REAR GARDEN

90'0" (27.43)

Accessed from conservatory. Leads out onto patio area with brick retaining walls. Steps up to another section of patio area with a sunken ornamental pond. Main section of garden is predominantly lawn with borders to side and rear. Timber shed to rear. Closer to the property is a garage which can be accessed via a courtesy door with up and over door to front. Covered open lean too section to rear of garage. South facing garden. Timber pergola located over the pond with ornamental trellis work to side.







**The Greenway, Hertfordshire EN6**

Total Area: 151.2 m<sup>2</sup> ... 1627 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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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.

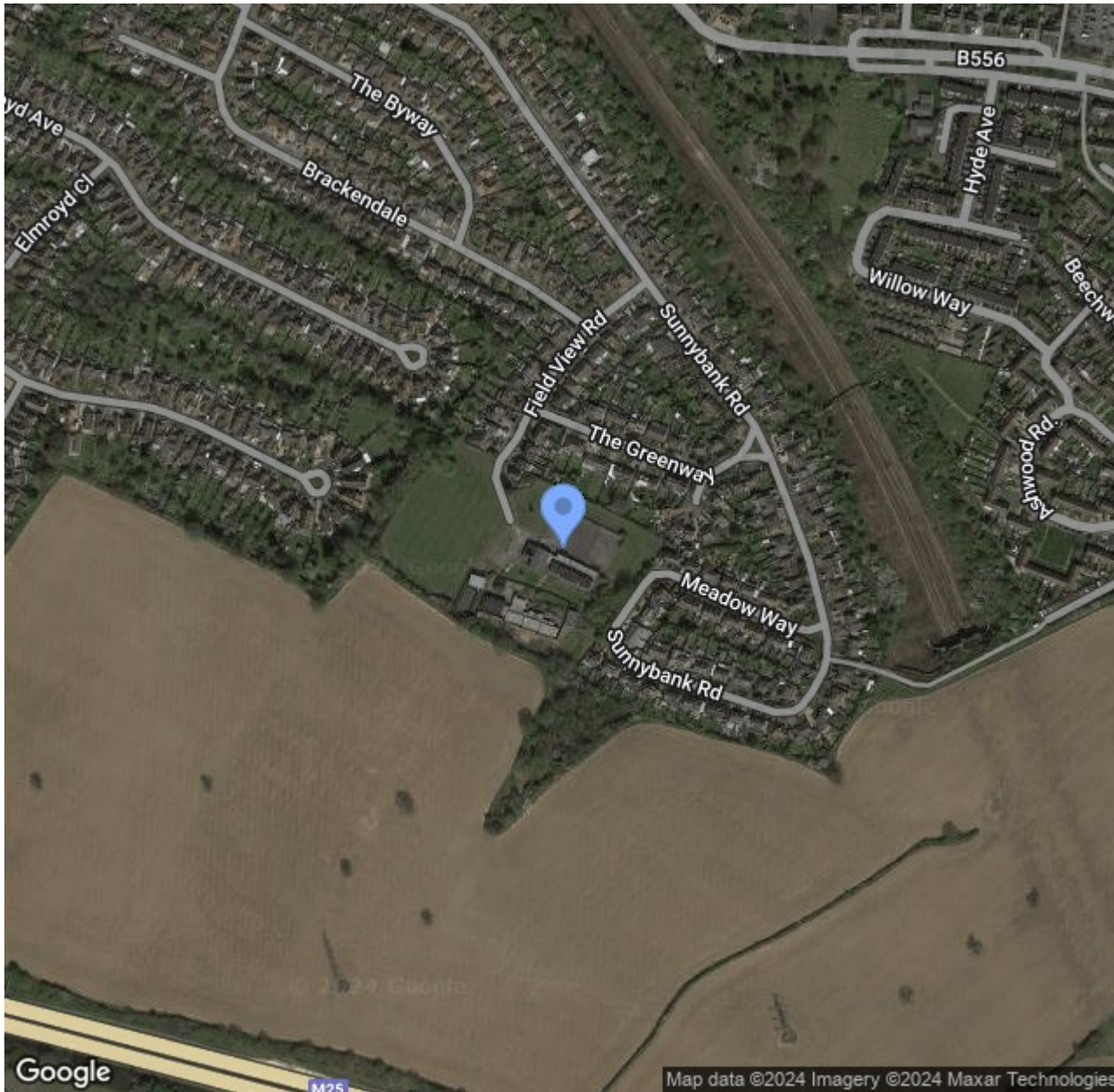
### FRONT OF PROPERTY

Large driveway with parking for several vehicles leading to a covered carport with access to the garage via an up and over door. Outside tap. To the front of property there is a good sized lawn section with dwarf wall to front and border to side.

Tenure - Freehold. Council tax band E - Hertsmere Council.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Very environmentally friendly - lower CO <sub>2</sub> emissions
80-90 A	90-100 A	10-15 A	15-20 A
60-80 B	80-90 B	20-30 B	30-40 B
40-60 C	60-80 C	30-40 C	40-50 C
20-40 D	40-60 D	40-50 D	50-60 D
10-20 E	20-40 E	50-60 E	60-70 E
5-10 F	10-20 F	60-70 F	70-80 F
1-5 G	5-10 G	70-80 F	80-90 F
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions	Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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