



**2 Bed
Bungalow - Detached
located in Potters Bar**

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Ladbroke Drive
Potters Bar
EN6 1QW



£550,000

Requiring complete refurbishment and modernisation, this TWO BEDROOM DETACHED HICKS BUNGALOW features a through lounge/diner to rear, kitchen, bathroom and separate WC. Property has excellent extension potential both to the rear and into the loft STPP. NB this property is not in a conservation area.

Part glazed side front door opening into:

ENTRANCE HALL

Access to loft. Built in cupboard housing hot water tank.

LOUNGE/DINING ROOM

20'6 x 12

Stone effect fireplace. Wall light points. Double radiator. Double glazed patio doors to rear. Double glazed window to side.

KITCHEN

11'4 x 9'10

Wall and base units. Single drainer stainless steel sink. Gas boiler (decommissioned) Double glazed and single glazed window to side. Part glazed door to side.

BEDROOM ONE

14'8 x 11

Length measurement taken into bay. Bay window is double glazed and lighted light to front. Single radiator.

BEDROOM TWO

9' x 8'10

Single radiator. Leaded light double glazed window to front.

BATHROOM

6' x 5'7

Suite comprising bath and wash basin. Double radiator. Tiled walls. Frosted double glazed window to side.

SEPARATE WC

Low flush WC. Tiled walls. Frosted double glazed window to side.

EXTERIOR REAR

90' x 31' approximately

Upon inspection the garden is heavily overgrown.

EXTERIOR SIDE

Brick built garage under pitched roof with barn doors to front (which are damaged). Access to the front via either side of the property.

EXTERIOR FRONT

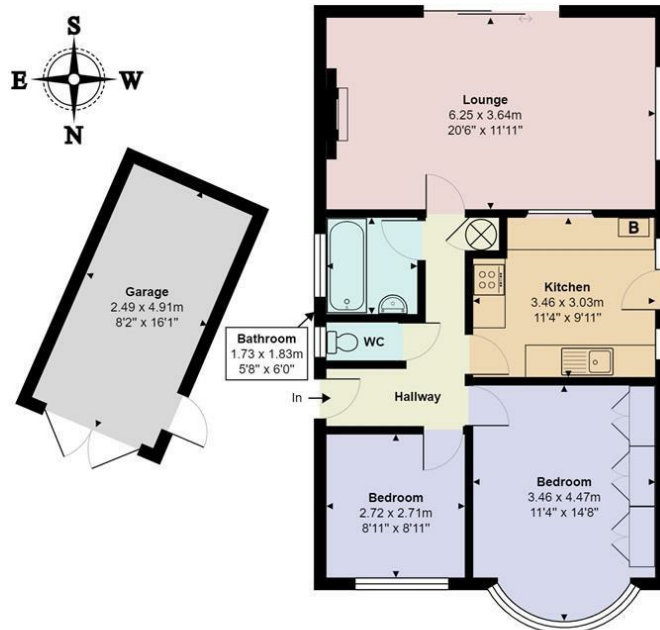
Combination of flowers beds and grass. Crazy paved driveway.

Freehold. Council tax band E - Hertsmere 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.





Ladbroke Drive, Potters Bar, EN6 1QW

Total Area: 80.0 m² ... 861 ft² (excluding greenhouse)

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

DIRECTIONS

Please refer to Google Maps using postcode.

CONTACT

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