



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

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

**Manor Road
Potters Bar
EN6 1DQ**



£600,000

Minutes Walk from Darkes Lane a Modern Link Detached Bungalow featuring 2 Bedrooms, Kitchen Lounge Diner, Bathroom and separate shower utility room, parking and 45 rear garden. Offered CHAIN FREE.

Entrance door opens into

ENTRANCE HALL

Laminate wood effect flooring, double radiator, double width cupboard.

KITCHEN/LOUNGE/DINER

18'6 x 18'5

18' 6 (shortening to 11'9)" x 18' 5 (narrowing to 10'7) " (5.64m x 5.61m)

Kitchen Area:

Range of wall and base units in white featuring cupboards, drawers and display cabinets, stone effect working surfaces and upstand with inset one and a half bowl stainless steel sink and drainer, Lamona 5 ring gas hob with Lamona fan oven below and extractor hood above, integrated dishwasher, space for American style fridge/freezer, tiled splashback, concealed downlighters, LED ceiling spotlights, feature vaulted ceiling with double glazed skylights to side, double glazed window to rear, laminate wood effect flooring with underfloor water system heating.

Lounge/Dining Area:

Two double glazed windows to side, laminate wood effect flooring with underfloor water system heating, LED ceiling spotlights, wall mounted TV aerial point, further double-glazed skylights to side and rear, double glazed bi-fold doors to rear terrace.

DINING ROOM

11'7 x 10'8

Open archway from the Kitchen/Lounge area. Continuation of laminate wood effect flooring, double glazed window to side, double radiator.

BEDROOM ONE

12'3 x 10'

Double glazed windows to front and side, double radiator.

BEDROOM TWO

11'9 x 8'

Double glazed window to side, double radiator.

UTILITY / SHOWER ROOM

7'5 x 6'4

7' 5" x 6' 4 (narrowing to 3'9)" (2.26m x 1.93m). White suite comprising large shower base with overhead and hand held showers with glass screen, top flush W.C. vanity topped wash basin with mixer tap and drawers below, cupboard with space for washing machine, wall mounted gas central heating boiler, frosted double glazed window to side, chrome heated towel rail, 3/4 tiled walls and floor, LED ceiling spotlights, double glazed skylight.

BATHROOM

6'7 x 5'

Modern white suite comprising shower bath with overhead and handheld showers and glass screen, vanity topped wash basin with double width cupboards below, top flush W.C. tiled floor and splashbacks, frosted double glazed window to side, chrome heated towel rail, LED ceiling spotlights, extractor fan, access to loft.



REAR GARDEN

45'5 x 27'2

Immediately adjoining the rear of the property is full width decking, external power, lighting, and water point. Steps lead down to the lawn with 4 timber edged flower beds, stepping stone path to the rear of the garden. Pedestrian side access to front via timber picket gate.

FRONT

Bloc-paved driveway with parking for vehicles.

Tenure - Freehold. Council tax band A - Hertsmere Borough Council.

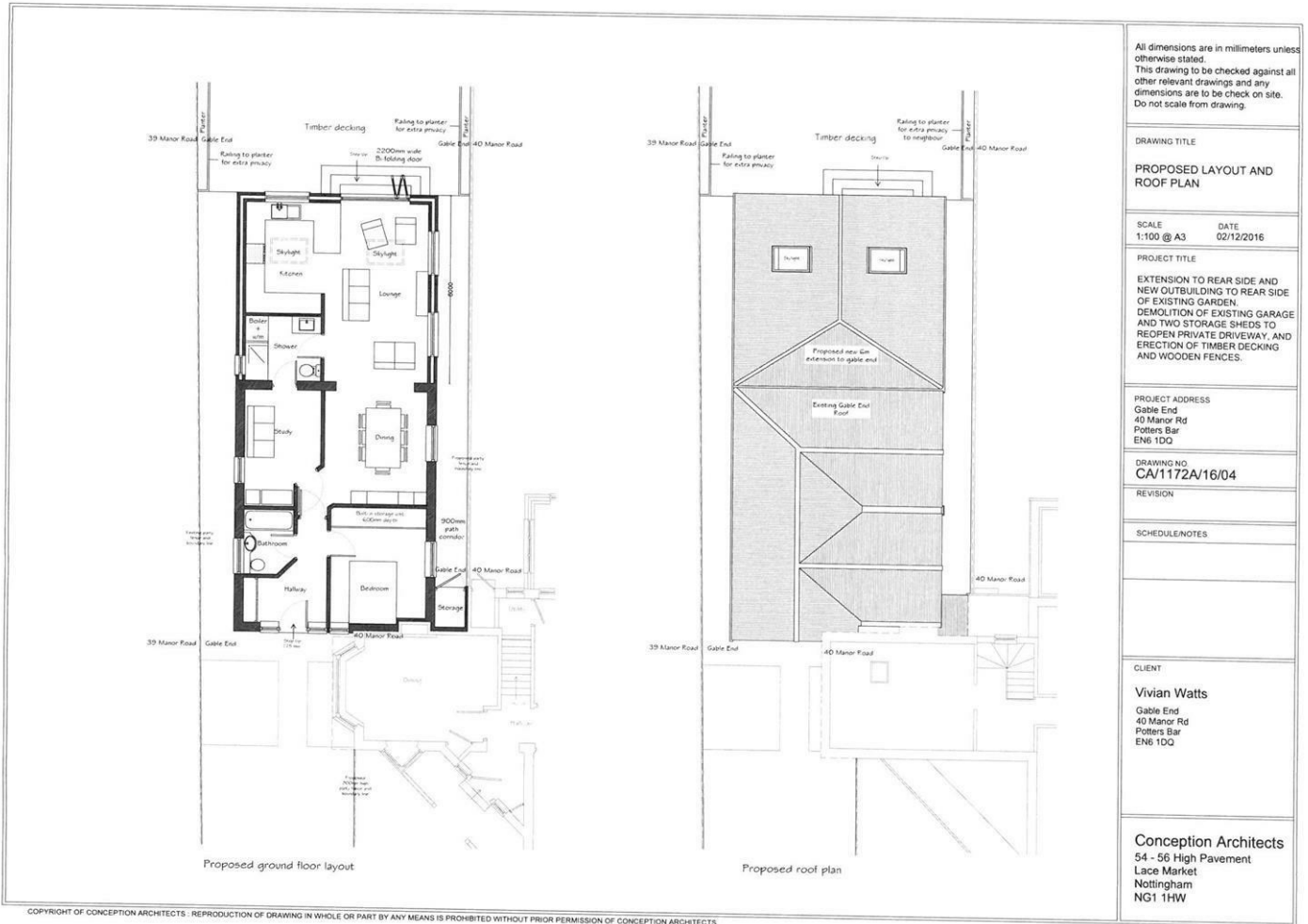
Property Information

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

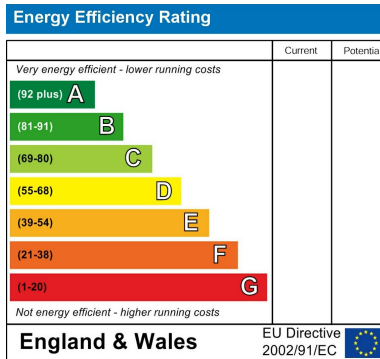




Gable End, Manor Road, Potters Bar, EN6 1DQ



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DIRECTIONS

Please refer to Google Maps using postcode.

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