



19 Ladbrooke Drive, Potters Bar, EN6 1QP
£750,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

We are pleased to offer for sale this extended Hicks style semi detached bungalow. The property is located in one of Potters Bars most popular locations being a short walk to town. Features include two double bedrooms, en suite and family bathroom, open plan kitchen, diner & living area plus a superb south facing garden. Viewings by appointment only.



- TWO BEDROOM SEMI DETACHED BUNGALOW
- KITCHEN/BREAKFAST ROOM
- LOUNGE
- DINING ROOM
- CLOSE TO SHOPS AND MAINLINE STATION
- GARAGE
- 110' SOUTH FACING GARDEN
- MAIN BATHROOM AND SEPARATE EN-SUITE
- TENURE - FREEHOLD - COUNCIL TAX BAND E - HERTSMERE COUNCIL
- VIEWINGS BY APPOINTMENT ONLY



Wooden front door with a central glazed leaded light panel. Leaded light stained glass side panels, opening into:

HALLWAY

Picture rail. Column radiator in grey. Meter cupboard. Hive heating and hot water control.

KITCHEN/BREAKFAST ROOM

Spotlights to ceiling. Exposed floor boards. Column radiator in grey.

Kitchen features a range of white high gloss wall, drawer and base units with wooden working surfaces above. Tiled splashbacks. Integrated slimline dishwasher. Space for washing machine. Eye level double oven. Four ring induction hob with a concealed extractor above. One and a half bowl stainless steel sink with drainer and mixer tap. Raised breakfast bar area which divides the kitchen from the breakfast room. Seating for at least four. Breakfast bar is finished with working surfaces to match kitchen.

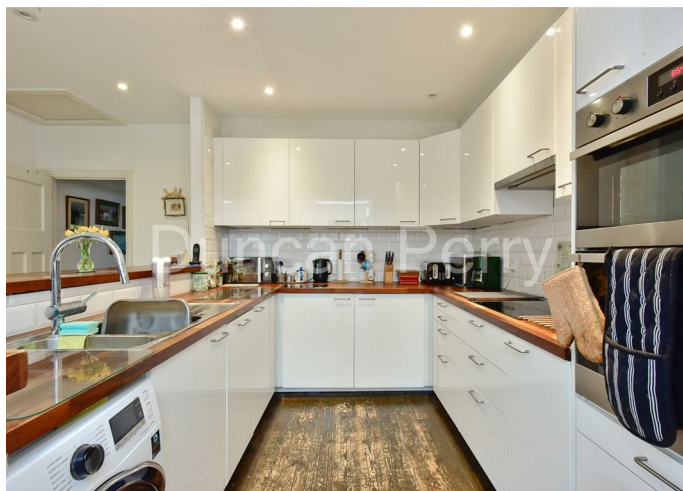
Open aspect from the breakfast room /kitchen onto the dining room

DINING ROOM

Spotlights to ceiling. Continuation of stripped floor boards. Two large skylights, one which has an electronic opener. White high gloss display cabinet with wooden working surface to match kitchen. Storage cupboard in black, this houses the Worcester combination boiler. To the rear facing onto the garden is a wooden split stable style door. Adjacent to that are wooden glazed bi-folding doors. Two vertical column radiators in black. Open aspect which leads through to:

LOUNGE

Two white UPVC double glazed windows to side. Column radiator in white. Feature electric fire place.



BEDROOM ONE

White UPVC double glazed bay fronted window to front. Column radiator in steel . Wall lights. Doorway through to:

ENSUITE SHOWER ROOM

Features a shower cubicle with wall mounted controls and a large over head shower. Glazed sliding doors on shower. Top flush WC. Wall hung sink with mixer tap. Chrome heated towel rail. Tiled walls. Tiled floor. Ceiling mounted extractor. Spotlights to ceiling.

BEDROOM TWO

White UPVC double glazed leaded light window to front. Column radiator set below the window.

BATHROOM

Features a white suite comprising of bath with mixer tap and hand held shower attachment. Top flush WC. Wall hung sink with mixer tap. Heated towel rail/ radiator. White high gloss storage cupboard. Spotlights and extractor to ceiling. Velux style skylight.

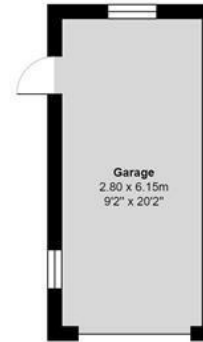
REAR GARDEN

110' (33.53m)

Lead out immediately onto a decked area. Outside lighting. Step down to side of property which is gravelled and barn style doors which leads to the front. Also at the side is an outside tap and access to the garage via a automated roller style door, plus there is a courtesy door for access from the garden. Garden itself features lawn sections divided by a central paved area. Mixed borders to each side. Garden is sperated by a pergola with further mixed borders. To the rear of the property is a timber summer house , timber shed and attractive raised pond which is retained by sleepers. Raised beds which are enclosed by sleepers. South facing garden.







Ladbroke Drive, Hertfordshire EN6

Total Area: 112.2 m² ... 1207 ft²

All measurements are approximate and for display purposes only

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Freehold. Council tax band E - Hertsmere council

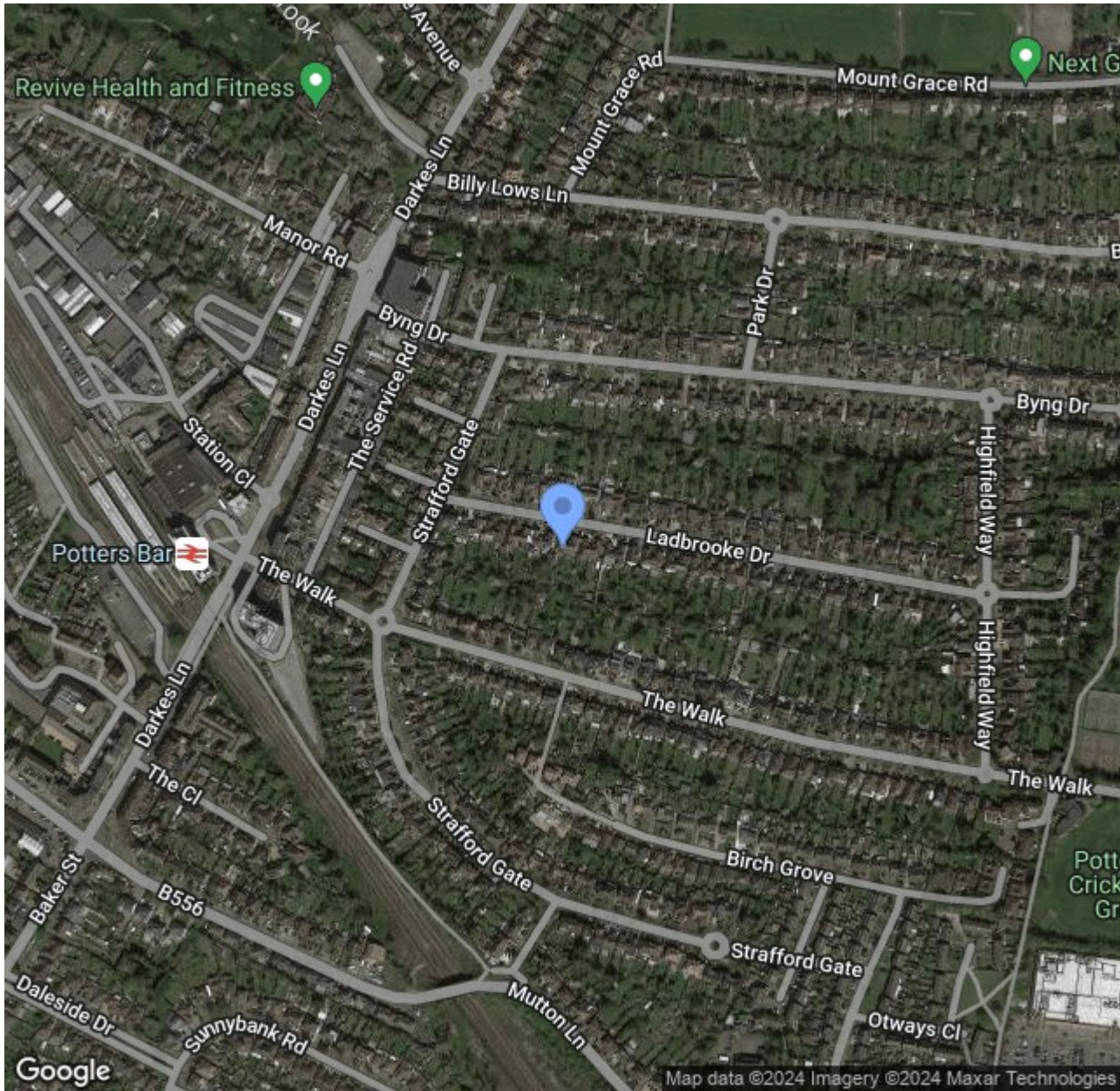
Property Information
 We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.

FRONT OF PROPERTY

Gravelled driveway providing parking and gates that lead to the side of property. Raised borders which are retained by sleepers. Also borders retained by a low brick wall. Steps up to the front door. External lighting. Covered gas meter.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 95-100 A		Very environmentally friendly - lower CO ₂ emissions 0-10 A	
85-95 B		11-20 B	
75-85 C		21-30 C	
65-75 D		31-40 D	
55-65 E		41-50 E	
45-55 F		51-60 F	
35-45 G		61-70 G	
25-35 H		71-80 H	
15-25 I		81-90 I	
1-15 J		91-100 J	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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