



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

£587,000



Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Composite front door with spy hole. Double glazed obscure glazed panels to side. Opening into:

HALLWAY

Double radiator. Access to loft. Cupboard with louvre doors which houses the hot water cylinder and hot water controls. Separate storage cupboards with louvre doors. Doors to all rooms.

LOUNGE/DINER

Coving to ceiling. Three double radiators. Double glazed sliding patio doors to rear. Double glazed windows to side.

KITCHEN

Fitted with a range of white wall, drawer and base units with wood effect working surfaces above. Tiled splashbacks. Space for a cooker with white Neff extractor above. Space for fridge and freezer. One and a half bowl stainless steel sink with mixer tap. Double glazed windows to side. White UPVC door with obscure glass panel to side. Wall mounted Expelair extractor.

BATHROOM

Features a small bath with corner mounted tap and shower attachment. Corner mounted Ideal standard wash hand basin with mixer tap. White heated towel rail. Double glazed obscure glass window to side. Wall mounted Expelair extractor. Tiled walls.

SEPARATE WC

White top flush WC. Tiled walls. Double glazed obscure glass window to side.

BEDROOM ONE

White UPVC double glazed window to front. Two double glazed UPVC windows to side. Wood panelling to one of the walls. Double radiator.

BEDROOM TWO

White UPVC double glazed window to front. Double radiator. Wood panelling to one of the walls.

STUDY/DRESSING ROOM

Double glazed window to side. Double radiator. Fitted wardrobes with glazed bi-folding doors.

REAR GARDEN

70'

Access from lounge/diner. Leads out onto a raised patio area with steps down to the main section of the garden. Garden is paved for easy maintenance. To the perimeter are mixed borders with established hedging. Two external brick built storage sheds which are attached to the house. One of which is divided up into different sections. Side access, where there is an outside tap and external lighting. Gated access onto the front of the property. Courtesy door which leads to the garage.

GARAGE

Power and lighting. Houses a Worcester green star boiler. Window to side. Up and over door to front (NB not in use) Electricity meter and consumer unit.

EXTERIOR

Large block paved driveway providing parking for several vehicles. Gated access leading to the side. Up and over door to the garage (not in use). Step up to the front door.

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.

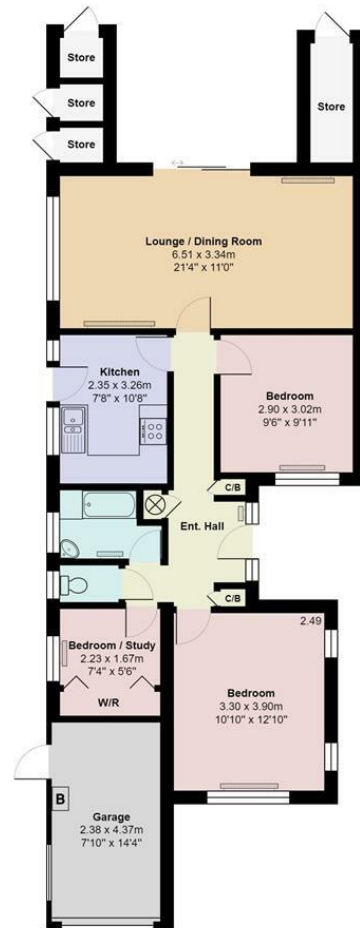






22 The Shrublands, Potters Bar, EN6 2BW





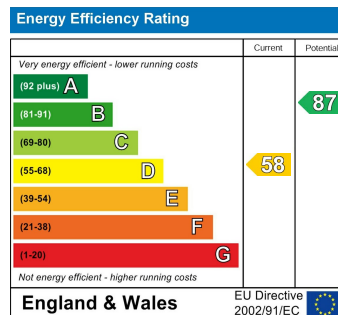
Heat-Loss Perimeter: 41.3m ... 136ft

The Shrublands, Hertfordshire EN6

Total Area: 84.0 m² ... 904 ft² (excluding stores)

All measurements are approximate and for display purposes only

Duncan Perry



DIRECTIONS

Please refer to google maps using property postcode

CONTACT

The Estate Office
48A The Broadway
Potters Bar
Herts.
EN6 2HW

E: sales@duncanperry.co.uk
T: 01707655466
<https://www.duncanperry.co.uk>

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL