



Duncan Perry
FOR SALE
SALES ■ LETTINGS ■ COMMERCIAL
01707/664549

17 Aberdale Gardens, Potters Bar, Herts, EN6 2JS
Offers Over £700,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Situated in walking distance from Darkes Lane with its mainline railway station and local shops. This three / four bedroom semi-detached bungalow features own driveway, L-shaped kitchen / family dining room. 71' x 30' rear garden. Viewing recommended,



- THREE / FOUR BEDROOM SEMI-DETACHED BUNGALOW
- WALKING DISTANCE FROM DARKES LANE WITH ITS MAINLINE RAILWAY STATION AND LOCAL SHOPS
- POPULAR LOCATION
- L-SHAPED KITCHEN / FAMILY DINING ROOM
- SHOWER ROOM
- 71' X 30' REAR GARDEN
- OWN DRIVEWAY
- TENURE - FREEHOLD
- COUNCIL TAX BAND D - HERTSMERE COUNCIL
- VIEWING RECOMMENDED



Front door opens into

ENTRANCE HALL

Laminate wood effect flooring. Concealed radiator. Access to loft. Built in laundry cupboard with space for washing machine and tumble dryer.

KITCHEN / LOUNGE / DINING ROOM

20'1 x 10'7 (6.12m x 3.23m)

Widening to 23'3. Shortening to 9'. Being L shaped.

Kitchen area

Modern range of white hi-gloss wall and base units featuring cupboards and drawers with quartz worktops. Inset stainless steel sink and Bosch ceramic hob and Bosch fan oven below and Bosch extractor hood above. Integrated larder, fridge and freezer. Integrated washer and wine cooler. Laminate wood effect flooring. LED ceiling spotlights. LED downlighters. Double glazed window to rear.

Dining area

Continuation of laminate flooring. Feature wall mounted radiator. Double glazed patio doors to rear. LED ceiling spotlights. Archway to

Lounge area

Continuation of laminate flooring. Feature radiator.

BEDROOM ONE / RECEPTION ROOM TWO

13' x 9'8 (3.96m x 2.95m)

Coving to ceiling. Laminate wood effect flooring. Concealed radiator. Double glazed half bay window to front. Wall mounted TV aerial and power point.



BEDROOM TWO

10' x 10' (3.05m x 3.05m)

Coving to ceiling. Laminate wood effect flooring. Concealed radiator. Double glazed window to front.

BEDROOM THREE

11'9 x 8'8 (3.58m x 2.64m)

Coving to ceiling. Laminate wood effect flooring. Double radiator. Two double glazed windows to side.

BEDROOM FOUR

9' 7'1 (2.74m x 2.16m)

Coving to ceiling. Laminate wood effect flooring. Double radiator. Double glazed window to side.

SHOWER ROOM

7'1 x 7'7 (2.16m x 2.31m)

Narrowing 4'10. White suite comprising wash bowl basin on stone effect vanity top with freestanding mixer tap. Top flush W.C. Wet room. Shower floor with sliding door. Overhead and hand shower. Tiled walls and floor. Frosted double glazed window to side. Heated towel rail.

EXTERIOR REAR

71' x 30' (21.64m x 9.14m)

Backing North Easterly. Paved patio. Main part of garden is predominately laid to lawn with curving pathway. Flower and shrub borders. Timber fence panelling to either side. Timber garden shed. Access to front via concrete independent driveway and timber gate. External lighting points.

EXTERIOR FRONT

Combination of paving and pathed flower beds with raised front flower bed. Front parking and concrete driveway.







Aberdale Gardens, Hertfordshire EN6

Total Area: 79.2 m² ... 853 ft²

All measurements are approximate and for display purposes only

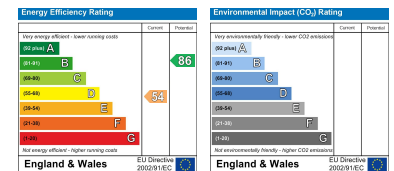
Duncan Perry

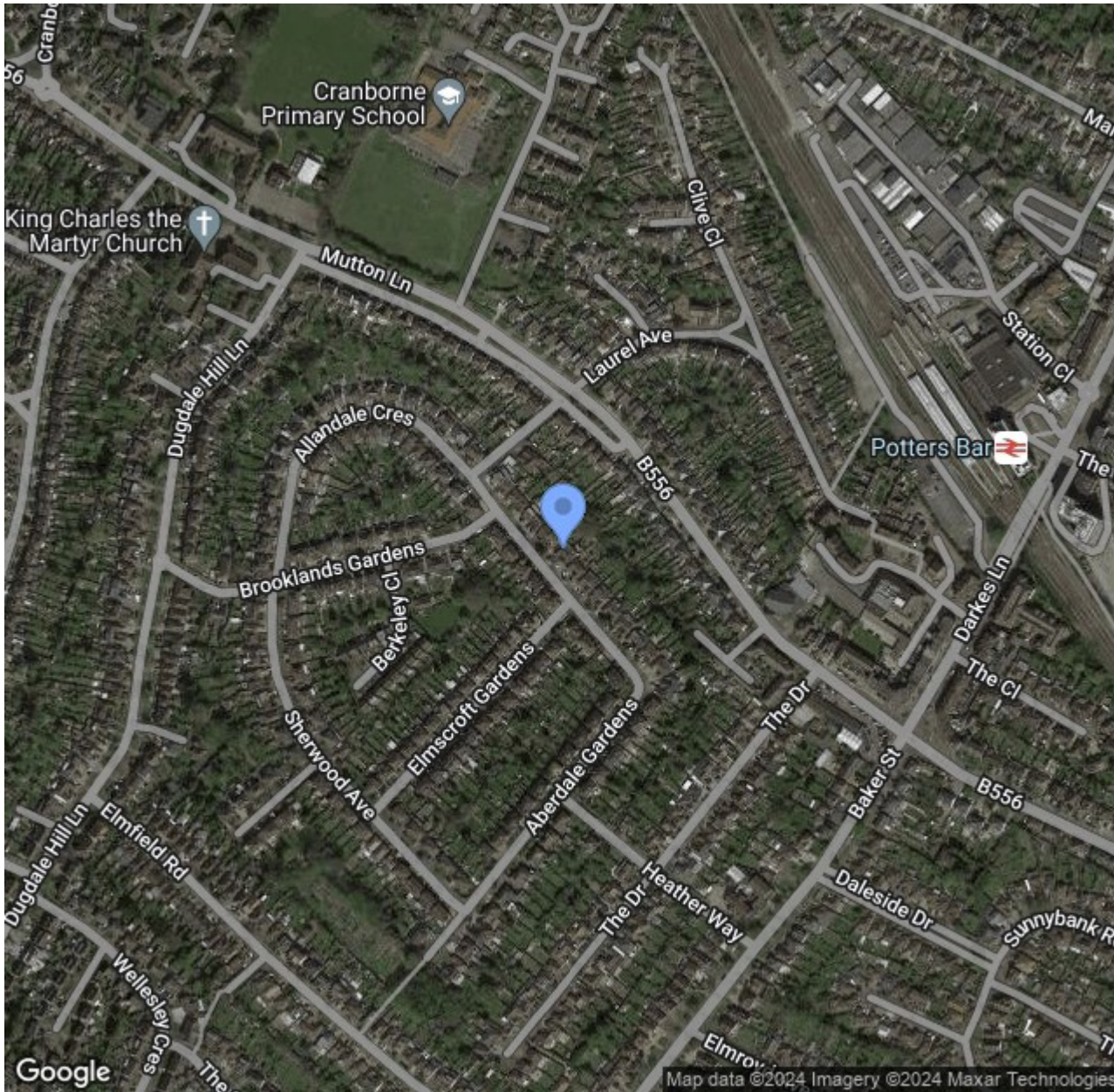


will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.

Tenure - Freehold. Council tax band D - 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





The Estate Office, 48A The Broadway, Potters Bar, Herts., EN6 2HW
t. 01707655466 | e. sales@duncanperry.co.uk |
www.propertysoftwaregroup.com

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL