



64 Elmfield Road, Potters Bar, Herts, EN6 2JL
£700,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Duncan Perry are delighted to offer for sale this detached bungalow located in a popular residential area being close to all local amenities. The property itself features 3 double bedrooms, cloak room, bathroom, nicely fitted kitchen, boot room lounge, conservatory and private garden backing allotments. Viewing by appointment.



- THREE DOUBLE BEDROOM DETACHED BUNGALOW
- CLOSE TO SHOPS AND MAINLINE RAILWAY STATION
- NICELY FITTED KITCHEN
- CONSERVATORY
- BOOT ROOM
- LOUNGE
- PRIVATE GARDEN BACKING ALLOTMENTS
- OFF STREET PARKING AND GARAGE
- FREEHOLD
- COUNCIL TAX BAND E - HERTSMERE COUNCIL



UPVC obscure glass front door. Opening into

HALLWAY

Coving to ceiling. Single radiator. Doors to all rooms. Access to loft.

CLOAKROOM

Close coupled W.C. with integrated wash hand basin above. Part tiled walls. Tiled floor. Spotlights to ceiling. Obscure glass double glazed window to side.

LOUNGE

Coving to ceiling. Feature electric fireplace with marble hearth and wood surround. Radiator. Wall lights. Double glazed patio doors with matching side windows opening into

CONSERVATORY

Power and lighting. Double radiator. High level windows to one side with top openers. White UPVC double glazed patio doors to rear with matching side panels and top openers. All windows feature integrated blinds.

KITCHEN

Fitted with range of medium wood wall, drawer and base units with black working surfaces and tiled splashbacks. Breakfast bar area to match. Integrated Siemens double oven. Siemens ceramic hob with Siemens stainless steel extractor above. Integrated Siemens dishwasher. Integrated Miele washing machine. Integrated Siemens fridge and freezer. Grey Blanco one and a half bowl sink and drainer with mixer tap. Upright panelled radiator. Worcester boiler concealed within kitchen unit. White UPVC double glazed window to side. Open aspect leading through to

BOOT ROOM

Continuation of tiled floor from kitchen. Double radiator. High level white UPVC double glazed windows with top openers. White UPVC double glazed patio door to rear with matching side panel and top opener.



BEDROOM ONE

Coving to ceiling. Double radiator. Fitted wardrobes in medium wood. Matching dressing table. Double glazed Georgian style bay fronted window to front.

BEDROOM TWO

Coving to ceiling. Single radiator. White UPVC double glazed window to front.

BEDROOM THREE

Coving to ceiling. Single radiator, Cupboard housing fuse board. White UPVC double glazed Georgian style window to front. Fitted wardrobes in white.

BATHROOM

Features white suite comprising of bath with mixer tap and handheld shower attachment. Separate Aqualisa wall mounted shower. Glazed bi-folding shower screen. Sink set within vanity unit with mixer tap and storage cupboards below. Bathroom cabinet with mirrored doors and downlighters. Top flush W.C. Wall mounted extractor, Spotlights to ceiling. Chrome heated towel rail. Separate cupboard housing hot water cylinder. Part tiled walls, Tiled floor.

REAR GARDEN

75' approx (22.86m approx)

Accessed via boot room or conservatory. Lead out onto raised paved patio area. Steps down to separate matching patio area with pathway. Retained raised borders. Mixed planting. Three separate lawn sections with a further patio area at the mid-points of the garden. Timber potting shed. Access to garage via courtesy door and side gate leading to front of property via shared driveway.

CONCRETE SECTIONAL GARAGE

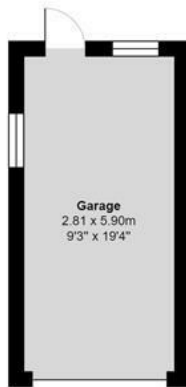
Automated up and over door. Power and lighting. Windows to side and rear. Courtesy door onto garden.

FRONT OF PROPERTY

Brick wall to front. External lighting. Border with mixed planting. Driveway providing parking for several vehicles. Shared driveway leading to garage.







Elmfield Road, Hertfordshire EN6

Total Area: 85.2 m² ... 917 ft² (excluding garage)

All measurements are approximate and for display purposes only

Duncan Perry



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.

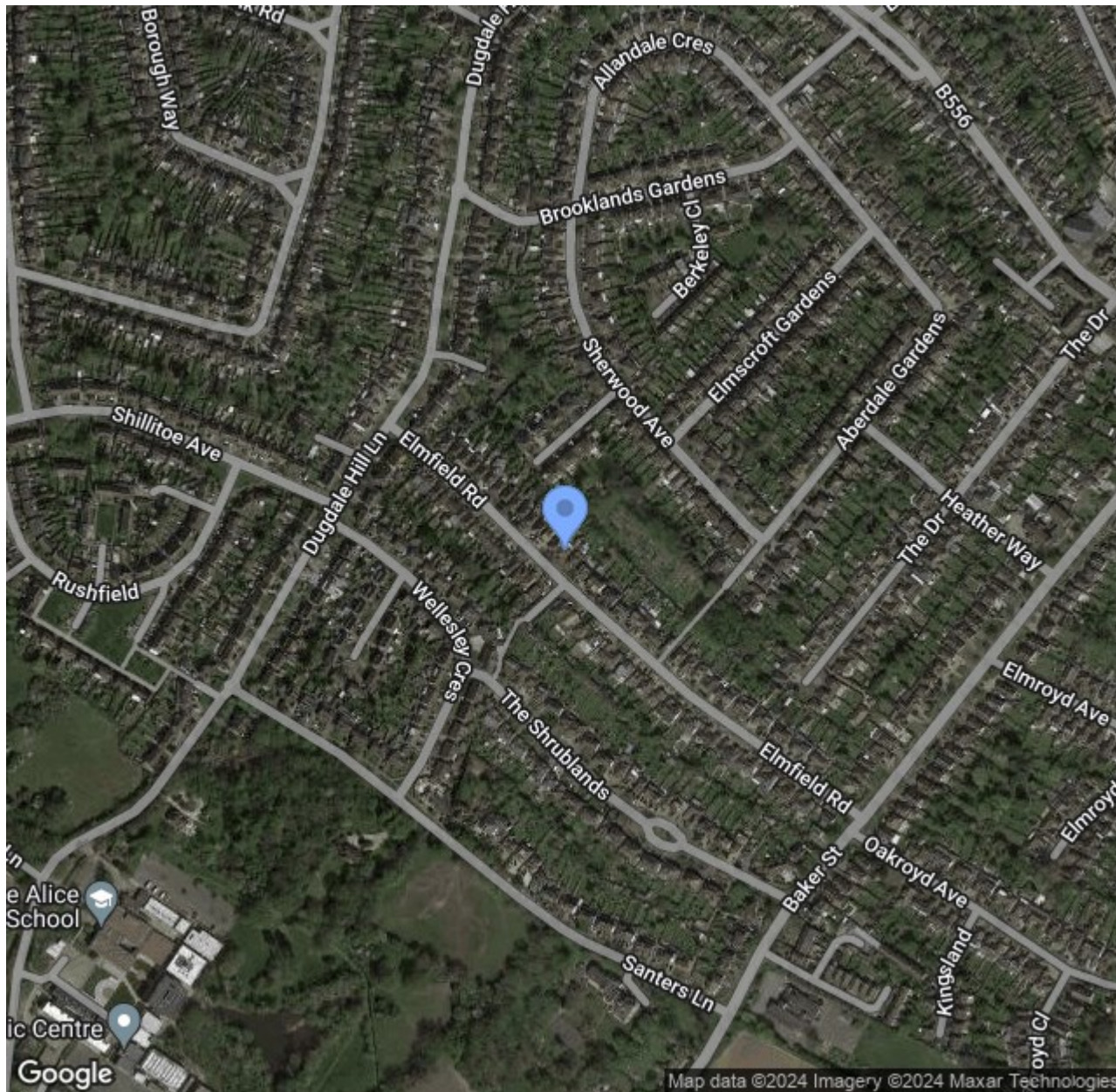
Tenure - Freehold. Council tax band E - Hertsmere Council.

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



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
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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