



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

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

Sherwood Avenue  
Potters Bar  
EN6 2LD



£600,000

Situated in a quiet popular Avenue, this THREE BEDROOM SEMI DETACHED BUNGALOW requires modernisation. Double glazing and central heating. Secluded 111' South Westerly garden. Offered CHAIN FREE.

Part frosted double glazed front door opening into entrance hall.

#### LOUNGE /DINER

26' x 11'9

Dual aspect with double glazed leaded light window to front. Double glazed sliding patio doors to rear to conservatory. Two single radiators. Wall light points. TV aerial point.

#### KITCHEN

12'7 x 7'9

Range of wall and base units with wood effect working surfaces. One and a half bowl stainless steel sink with drainer and mixer tap. Space for electric cooker. Space for fridge and separate freezer. Space for washing machine. Double glazed window to rear. Concealed Valliant combination boiler. Leads to:

#### CONSERVATORY

11'10 x 6'3

Double glazed patio doors and windows to rear. Single radiator.

#### BEDROOM ONE

12'5 x 11'10

Length measurement taken into bay. Leaded light double glazed bay window to front. Single radiator.

#### BEDROOM TWO

10' x 8'8

Radiator.

#### BEDROOM THREE

8'2 x 6'3

Double radiator. Fitted cupboards with electric meters inside.

#### BATHROOM

8'8 x 5'2

Suite comprising pedestal wash basin and bath with mixer tap, shower attachment and grab handles. Single radiators. Half tiled walls. Fully tiled to shower area. Frosted double glazed window to side. Fitted shelved cupboard.

#### SEPARATE WC

White top flush suite. Frosted double glazed window to side.

#### REAR GARDEN

111' x 32'

South Westerly aspect. Starting from the rear of the property is a small concrete patio. Main lawn with stepping stone path. Mature hedging and shrubs to either side. Large timber shed with power. Rear section of the garden is more shrubs and aluminium green house. Access to the front via a side way with water point.

#### EXTERIOR FRONT

Predominately crazy paved with shrub border to one side. Providing parking and external lighting points.

Freehold. Council Tax band E - Hertsmere Council.

#### Property Misdescriptions Act

As Agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller as



we will not have had sight of the title documents. Before viewing a property, do please check with us as to its availability and also request clarification or information on any points of particular interest to you to save you a wasted journey.





Sherwood Avenue, Potters Bar, EN6 2LD

Total Area: 93.0 m<sup>2</sup> ... 1001 ft<sup>2</sup> (excluding garden)

All measurements are approximate and for display purposes only.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## DIRECTIONS

Please refer to google maps using property postcode

## CONTACT

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