



The Bungalow Vineyards Road, Northaw, Potters Bar, EN6 4PB
£1,275,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

This beautifully presented four bedroom detached bungalow backs directly onto woodlands. This is situated approx. half way between Potters Bar and Cuffley. Property also features two en-suite bedrooms, large reception and kitchen area. Viewing recommend.



- BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED BUNGALOW
- TWO ENSUITE BEDROOMS
- OPEN PLAN KITCHEN/FAMILY/DINER
- UTILITY ROOM
- BACKS ONTO WOODLAND
- STUDY AREA
- REAR INCLUDED COVERED BAR AND BBQ AREA
- OFF STREET PARKING AND INTEGRAL GARAGE
- FREEHOLD
- COUNCIL TAX BAND G - WELWYN AND HATFIELD COUNCIL



Front door with opaque double glazed panels opens into:

RECEPTION HALL

16' x 11'10" (widening to 24.6') (4.88m x 3.61m (widening to 7.32m.1.83m))

Quality laminate wood effect flooring. Built in cloaks cupboard. Feature ceiling dome. Cornice and spotlights. Opaque double glazed panels to front. Underfloor heating.

CLOAKROOM

White suite comprising wash basin with drawer below. Wall mounted floating WC with concealed cistern. Wooden laminated flooring. Chrome heated towel rail. Tiled walls. Ceiling spotlights. Extractor fan.

KITCHEN/FAMILY/DINER

29'9" x 15'5" (widening to 20'2") (9.07m x 4.70m (widening to 6.15m))

Kitchen section

Length measurement taken to back of kitchen cupboards. Range of kitchen cupboards comprising wall to wall, floor to ceiling cupboards and drawers, incorporating integrated larder fridge and freezer, Neff oven, grill and microwave and warming drawer. Separate base island unit incorporating further Neff electric oven. Quartz work top with inset stainless steel sink, Neff induction hob and De Dietrich down draft extractor fan. Breakfast bars at both ends of island. Quality laminate wood effect flooring. Ceiling spotlights. Overhead island light. Double glazed window to rear. Underfloor heating.

Lounge/family area.

Continuing quality laminate wood effect flooring. Wall mounted tv aerial and power point. Feature free standing wood burner with solid granite stand. Ceiling spot lights. Double glazed three panelled doors to rear. Double width part glazed doors to reception hall. Underfloor heating.



UTILITY ROOM

10'3 x 4'9 (3.12m x 1.45m)

Matching units to kitchen including cupboards and drawers. with integrated Neff dishwasher. Baumatic refrigerator. Quartz work top with inset stainless steel sink with waste disposal and mixer tap. Splashback tiling. Ceiling spotlights. Continuing laminate wood effect flooring. Underfloor heating.

INNER HALLWAY

Approached from reception hall via part glazed double width doors. Continuing laminate wood effect flooring. Single radiator.

LAUNDRY CUPBOARD

Space for tumble dryer and washing machine, Lighting and power.

STUDY AREA

13' x 7'6 (3.96m x 2.29m)

Access from inner hall. Continuing laminate wood effect flooring. Long fitted desk unit. with power points below. Fitted cupboard and shelf unit. Opaque double glazed window to side. Double radiator. Ceiling spotlights.

BEDROOM ONE

15'6 x 12'6 (4.72m x 3.81m)

5'2 X 4'4 Door recess. Range of fitted wardrobes. Laminate wood effect flooring. Double glazed windows to rear with garden and woodland views. Ceiling spotlights. Wall mounted tv aerial and power point. Double radiator.

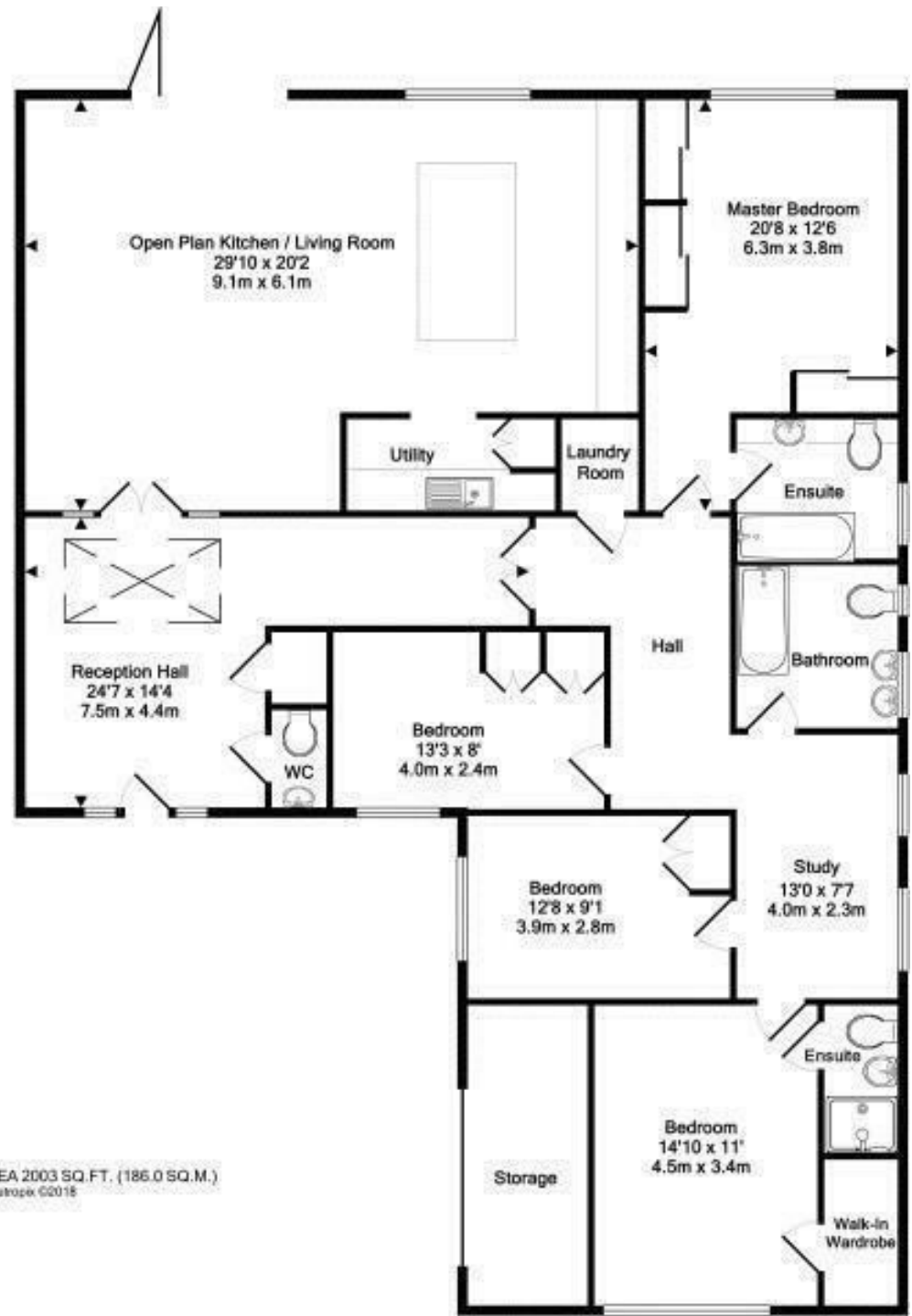
ENSUITE BATHROOM

7'6 x 7'1 (2.29m x 2.16m)

Modern white suite comprising bath with glass screen and shower. Vanity top wash basin with cupboards and drawers below. Concealed cistern WC. Tiled splashback. Washbasin area has inset mirror. Tiled effect floor covering. Chrome heated towel rail. Ceiling spotlights. Extractor fan. Frosted double glazed window to side.







TOTAL APPROX. FLOOR AREA 2003 SQ. FT. (186.0 SQ. M.)
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BEDROOM TWO/ GUEST SUITE

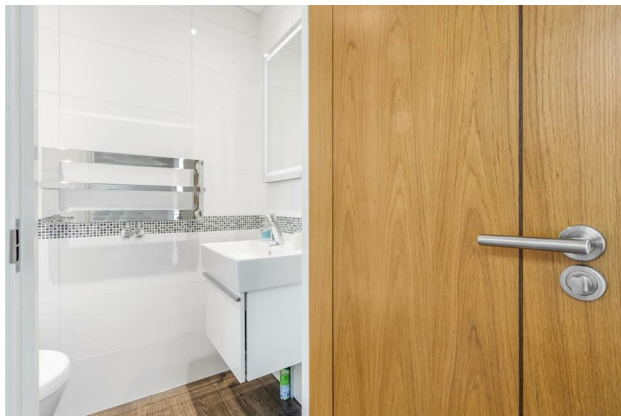
14'10 x 11' (4.52m x 3.35m)
 Continuing laminate wood effect flooring. Double radiator. Double glazed window to front with distant woodland views. Access to loft. Ceiling spotlights. Double width cupboard housing electric consumer unit and gas meter, built in wardrobe/ closet also housing Vaillant gas central heating boiler and megaflo pressurised hot water tank. Ceiling spotlights.

ENSUITE SHOWER ROOM

7'2 x 3'9 (2.18m x 1.14m)
 Modern white suite comprising shower base with glass door and overhead and hand shower. Vanity top wash basin with cupboards below. Concealed cistern WC. Tiled walls. Tiled effect floor covering. Chrome heated towel rail. Ceiling spotlights. Extractor fan. Mirror front cabinet with shelf units.

BEDROOM THREE

12'1 x 9'6 (3.68m x 2.90m)
 Laminate wood effect flooring. Double radiator. Wall mounted TV point. Ceiling spotlights. Double glazed window to side.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
73	80		
<p>View energy efficient - lower running costs</p> <p>View eco-friendly - lower CO₂ emissions</p>		<p>View energy efficient - lower running costs</p> <p>View eco-friendly - lower CO₂ emissions</p>	
<p>Not energy efficient - higher running costs</p> <p>Not eco-friendly - higher CO₂ emissions</p>		<p>Not energy efficient - higher running costs</p> <p>Not eco-friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>© 2020 Green Deal</p>		<p>England & Wales</p> <p>© 2020 Green Deal</p>	

BEDROOM FOUR

13'3 x 8' (4.04m x 2.44m)

Laminate wood effect flooring. Double radiator. Wall mounted TV point. Fitted wardrobes and shelving. Bed side shelves and lighting. Ceiling spotlights. Double glazed full height window to front. Double radiator.

BATHROOM

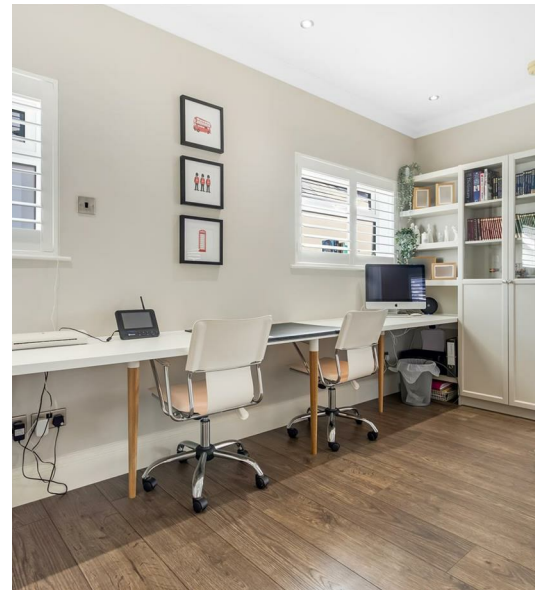
8'2 x 7'5 (2.49m x 2.26m)

Modern white suite comprising bath with glass shower screen, mixer tap and shower over bath. Top flush WC. Twin wash basins with mixer taps and drawers below. Tiled walls to splash areas with inset mirror. Tiled floor. Electric underfloor heating. Double radiator. Heated towel rail. Ceiling spotlights. Extractor fan. Frosted double glazed windows to side.

EXTERIOR REAR

46' x 56' (14.02m x 17.07m)

Property backing directly onto woodland. Starting from the rear of the property with full width patio, 18' x 10'10 Covered bar and barbeque area with light, power, heat lamp, stainless steel topped bar and timber frame and polycarbonate roof. Remainder of the garden is predominately lawn with a rear corner patio. External lighting and power points. Brick built summer house with power points and portal window looking into woodland, windows and an opaque glazed bi folding doors to front. Access to front via either side of the property. Further external power points. Wall light points.



EXTERIOR FRONT

Integral storage garage with electric roller door, lighting and power. Wall mounted electric meters.

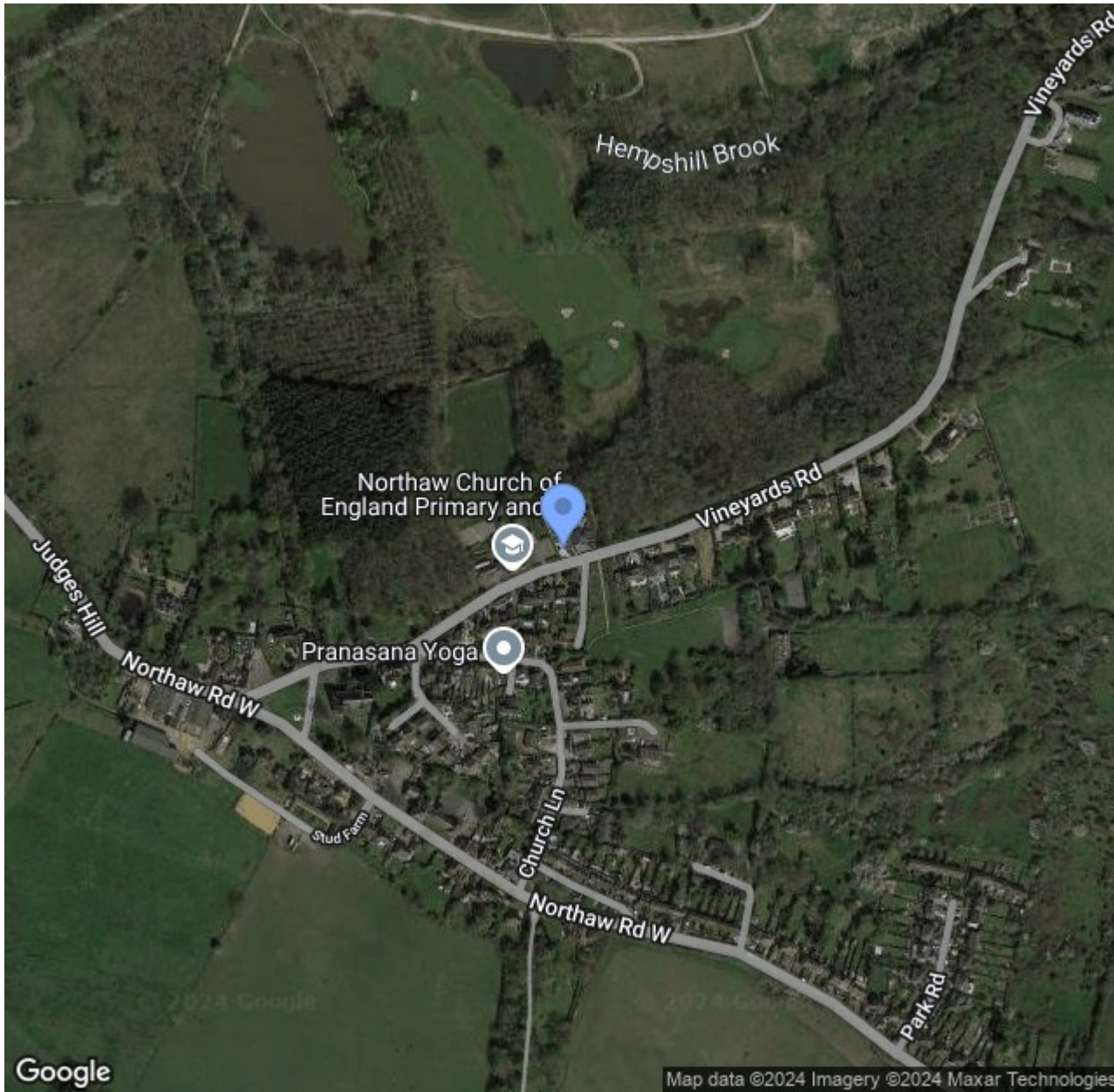
Front of property is mainly gravelled with stone aggregate providing parking. External lighting point. Retained partly by a brick wall and partly by fencing.

Freehold. Council tax band G - Welwyn and Hatfield 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.





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