



40 Billy Lows Lane, Potters Bar, Herts, EN6 1XN
£699,950

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Offered CHAIN FREE is this extended 2 / 3 - bedroom bungalow located in one of Potters Bar's premium locations being an easy walk to all local amenities and offering the new owner adaptable and flexible living accommodation with scope to tailor to their own needs. Benefits from 2/3 bedrooms and 1/2 reception rooms, a snug, a utility room, lots of

off-street parking and a beautiful south facing garden. Viewings by appointment only.



- CHAIN FREE TWO/THREE BEDROOM SEMI-DETACHED BUNGALOW
- LOCATED IN ONE OF POTTERS BAR'S PREMIUM LOCATIONS
- EASY WALK TO ALL LOCAL AMENITIES
- ADAPTABLE AND FLEXIBLE LIVING ACCOMODATION
- ONE/TWO RECEPTION ROOMS
- SNUG
- UTILITY ROOM
- OFF STREET PARKING
- BEAUTIFUL SOUTH FACING GARDEN
- TENURE - FREEHOLD. COUNCIL TAX BAND F - HERTSMERE COUNCIL



Wooden front door with glazed obscure glass side panels. Opening into

HALLWAY

Coving to ceiling. Decorative alcove with shelving. Double radiator. Access to spacious loft with pull down ladder and plenty of head height. Door through to

LOUNGE

Coving to ceiling. Wall lights. Built in fitted storage with drawers and shelving. Two double radiators. Double glazed Georgian style bow window to rear.

DINING ROOM / SECOND RECEPTION

Coving to ceiling. Wall lights. Two double radiators. Double glazed window to rear and side. Large sliding double glazed patio doors.

KITCHEN

Fitted with range of white wall, drawer and base units with tiled splashbacks and grey working surfaces above. Integrated NEFF stainless steel double oven. Ceramic Bosch 4-ring hob with Amica extractor above. Space for slimline dishwasher. Space for undercounter freezer. Space for fridge / freezer. Sink in white with mixer tap and matching drainer. Picture style window facing on to dining room / reception two. Open alcove leading on to

SNUG

Coving to ceiling. Double radiator. Double glazed obscure glass window to side.

UTILITY ROOM

Features floor mounted drawers and cupboards with marble effect working surfaces above. Tiled splashback. Circular sink and drainer with mixer tap. Space for washing machine and tumble dryer. Single radiator. Separate storage cupboard. Partially tiled walls. Wall mounted Vaillant combination boiler. Door leading from utility room onto external covered area at side of property with gated access to front. Courtesy door into garage.



BEDROOM ONE

Coving to ceiling. Full length fitted wardrobes in white, Double radiator. Double glazed leaded light bay fronted window to front.

BEDROOM TWO

Coving to ceiling. Single radiator. Double glazed leaded light window to front. Fitted wardrobes in cream with central dressing area with drawers.

BATHROOM

Features bath with mixer tap and hand held shower attachment. Separate shower cubicle with wall mounted controls. Top flush W.C. Pedestal sink with mixer tap and fixed mirror behind. Storage cupboard with Louvre doors and rack shelving. Wood panelled ceiling with spotlights. Tiled walls. Tiled floor. Single radiator. Obscure glass double glazed window to side.

GARAGE

Wooden doors to front. Power and lighting. Gas and electricity meters. Consumer unit.

REAR GARDEN

approx 125' (approx 38.10m)

Paved patio area. External lighting. Sun awning. Lawned section divided in two with rockery at mid-point with decorative wall. Garden itself features mature planting with shrubs and hedging. To rear is a large area with further hard standing currently occupied by a timber summer house with power. Outside tap. South facing aspect.

FRONT OF PROPERTY

Very large block paved driveway providing parking for multiple vehicles. Semi circular border retained by box hedging. Further gravelled border. Gated access leading to side of property. Access to garage via wooden doors. Step up to front door with courtesy lighting and open canopy above.

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

Property Information







Billy Lows Lane, Hertfordshire EN6

Total Area: 120.2 m² ... 1294 ft²

All measurements are approximate and for display purposes only

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These Particulars do not constitute a contract or part of a contract.

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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
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<div> <div>Not energy efficient - higher running costs</div> <div>EU Directive 2002/91/EC</div> </div>		<div> <div>Not environmentally friendly - higher CO₂ emissions</div> <div>EU Directive 2002/91/EC</div> </div>	
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