



66 Byng Drive, Potters Bar, Herts, EN6 1UH
£830,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Offered CHAIN FREE is this three good sized bedroom chalet bungalow located in one of Potters Bars most popular locations with easy access to all local amenities including shops station schools & Parkfield open space. The property itself offers good size living accommodation with versatility to meet a number of needs. On the ground floor

is a welcoming lounge to front with a further reception to rear (either could be an additional bedroom) , fitted kitchen, garage / laundry room, family bathroom plus a bedroom with large en suite. Upstairs are two double bedrooms. Externally is a pleasant rear garden and to the front is lots of off-street parking.



- THREE GOOD SIZED BEDROOM SEMI DETACHED CHALET BUNGALOW
- WALKING DISTANCE FROM SHOPS AND MAINLINE STATION
- CHAIN FREE
- SITTING ROOM / LOUNGE TO FRONT
- LOUNGE / DINER TO REAR
- GARAGE / LAUNDRY ROOM
- ENSUITE SHOWER ROOM PLUS FAMILY BATHROOM
- OFF STREET PARKING
- FREEHOLD
- COUNCIL TAX BAND E - HERTSMERE COUNCIL



Composite front door with semi circular obscure glass glazed panel and matching side lights. Opens into:

HALLWAY

Spotlights to ceiling. Double radiator. Engineered wood flooring. Open tread stairs to first floor.

SITTING ROOM / LOUNGE

Continuation of flooring from hall. Double glazed bay fronted window to front. Feature gas fireplace with black hearth and Portuguese limestone surround. Single radiator.

KITCHEN / DINER

This features a range of high gloss wall, drawer and base units with black granite working surfaces above with matching upstands. Tiled splashbacks. Integrated Neff double oven finished in stainless steel. Neff ceramic hob with large stainless steel extractor above. Integrated dishwasher. Space for fridge/ freezer. One and a half bowl sink with mixer tap and shower attachment. Grooved drainer set within granite working surface. Spotlights to ceiling. Tiled floors. Chrome heated radiator. White UPVC double glazed window to rear and casement door to rear.

LOUNGE / SITTING ROOM

Continuation of engineered wood flooring from hallway. Two double radiators. Sliding patio doors to rear. High level obscure glass top opener windows. Room is access by glazed Georgian style double doors.

BEDROOM ONE

Continuation of flooring from hallway. Double radiator, Double glazed white UPVC window to front. Doorway through to:



ENSUITE SHOWER ROOM

Features a suite comprising of glazed shower cubicle with wall mounted controls with large overhead shower and separate handheld shower attachment. Top flush WC in white. Pedestal sink in white with mixer tap. Spotlights and extractor to ceiling. Chrome heated towel rail. Mosaic tiled walls. Tiled floor.

FAMILY BATHROOM

Features a suite comprising of modern roll top style bath with side mounted mixer taps. Top flush WC, Sink set within vanity unit with mixer tap and storage cupboards and drawers below. Separate glazed shower cubicle with wall mounted controls, overhead shower and handheld attachment. Tiled walls. Tiled floor. Large chrome heated towel rail. Obscure glass double glazed window to side. Cupboard housing an Ideal exclusive combination boiler. Separate built in storage cupboard. Spotlights to ceiling.

GARAGE / LAUNDRY ROOM

Accessed from the hallway. Steps down into this area which has space for washing machine. Black working surfaces above with stainless steel sink and mixer tap. Wall mounted storage cupboards. Coving to ceiling. Tiled floor. Space for fridge and freezer. Casement doors leading to the front of the property and leading to the rear onto the garden.

FIRST FLOOR LANDING

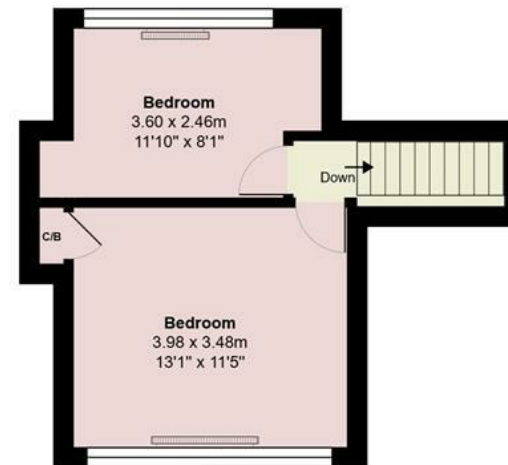
Small louvre doors which allows access into the substantial loft space.

BEDROOM TWO

White UPVC double glazed window to front. Double radiator, Wooden flooring. Coving to ceiling.







Byng Drive, Hertfordshire EN6

Total Area: 144.3 m² ... 1553 ft²

All measurements are approximate and for display purposes only



REAR GARDEN

70' (21.34m)

Accessed from the kitchen, second reception or from the utility space. Leading out onto a large paved patio area with steps down to a further patio area. External lighting. Outside tap. Outside sockets. Main section of the garden is lawn with separate slate border. To the rear is a timber pergola with a decked area below. Large timber storage unit accessed by barn style doors.

FRONT OF PROPERTY

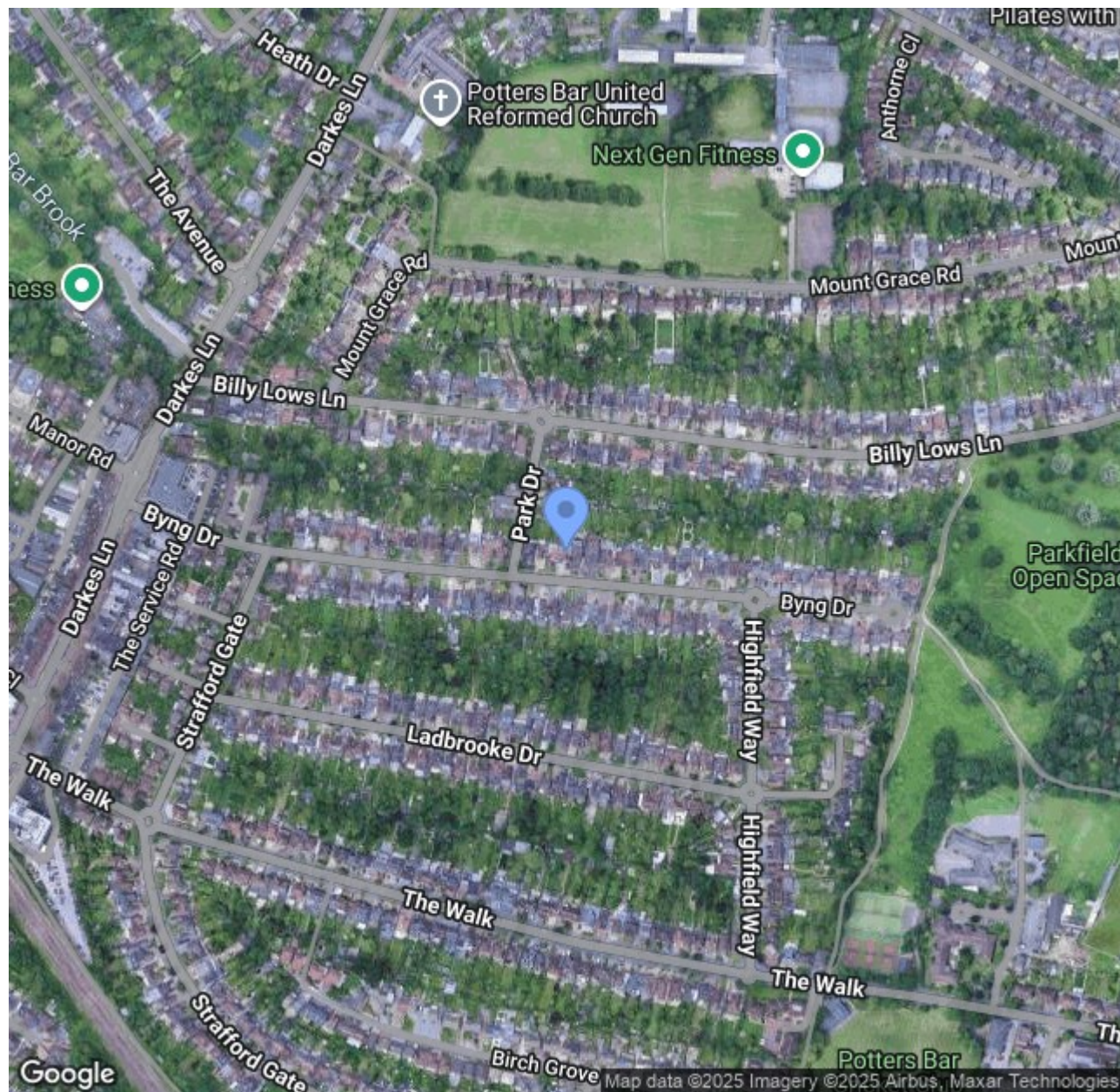
Large driveway, part gravelled and part paved. External gas meter. Access to side of property through to utility space. External lighting. Step up to front door.

BEDROOM THREE

Coving to ceiling. Double glazed white UPVC windows to rear. Single radiator, Storage cupboard.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
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Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
56		78	
England & Wales		England & Wales	



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