



244 Darkes Lane, Potters Bar, Herts, EN6 1DD
£850,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Minutes walk away to mainline railway station and shops. This four bedroom 1970's built detached house features double garage, en-suite shower room, Westerly rear garden and carriage driveway. Property is offered chain free, but does require modernisation. Property is however ready for occupation with gas central

heating and double glazing. Viewing by appointment only.



- FOUR BEDROOM 1970'S BUILT DETACHED HOUSE
- MINUTES WALK AWAY TO MAINLINE STATION AND SHOPS
- EN-SUITE SHOWER ROOM
- DOUBLE GARAGE
- CARRIAGE DRIVEWAY
- WESTERLY REAR GARDEN
- REQUIRES MODERNISATION
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- CHAIN FREE
- TENURE - FREEHOLD. COUNCIL TAX BAND G - HERTSMERE COUNCIL



Covered entrance porch with single brick pier. Frosted double glazed door leads into

ENTRANCE HALL

Double radiator. Frosted double glazed full height window to front.

DOWNSTAIRS CLOAKROOM

7'10 x 4'6 (2.39m x 1.37m)

Coloured suite comprising close coupled W.C. Vanity top wash basin with cupboards below. Single radiator. Frosted high level double glazed window to front.

INNER HALLWAY

11' x 9' (3.35m x 2.74m)

Narrowing to 6'. Double radiator. Under stairs storage cupboard.

LOUNGE

21'5 x 12'5 (6.53m x 3.78m)

Dual aspect with double glazed window to front and double glazed sliding patio doors to rear. Two double radiators. Open fireplace with gas log and coal effect fire. TV aerial point. Coving to ceiling.

DINING ROOM

12'3 x 11' (3.73m x 3.35m)

Double radiator. TV aerial point. Double glazed sliding doors to rear.

KITCHEN / BREAKFAST ROOM

14'8 x 9'8 (4.47m x 2.95m)

Range of wall and base units comprising cupboards and drawers. Wood effect working surfaces. 4-ring gas hob with extractor hood above,. Separate Beling electric double oven. One and a half bowl sink unit with mixer tap. Tiled walls. Space for fridge / freezer. Double radiator. Double glazed window to rear. Door to

UTILITY ROOM

14'8 x 4'10 (4.47m x 1.47m)

Stainless steel sink unit. Space for washing machine. Ideal Mexico gas central heating boiler. Frosted double glazed casement door to rear garden. Part glazed access door to garage.



FIRST FLOOR LANDING

Approached via turn flight staircase from hallway. Built in cupboard housing water tank with slatted shelves.

BEDROOM ONE

12' lengthening 15'4 x 11'7 (3.66m lengthening 4.67m x 3.53m)

Range of fitted furniture comprising wardrobes, bedside cabinets and dressing table. Single radiator. Double glazed window to rear.

ENSUITE SHOWER ROOM

6'3 x 5'5 (1.91m x 1.65m)

White suite comprising corner shower basin with glass cubicle. Top flush W.C. and vanity top wash basin with cupboards and drawers below. Tiled walls. Tiled effect flooring. Frosted double glazed window to rear.

BEDROOM TWO

11'8 x 9'9 (3.56m x 2.97m)

Fitted wardrobes. Single radiator. Double glazed window to rear.

BEDROOM THREE

12'5 lengthening to 15'5 x 9' (3.78m lengthening to 4.70m x 2.74m)

Fitted wardrobes and dressing table. Single radiator. Double glazed window to front.

BEDROOM FOUR

9'9 x 8'10 (2.97m x 2.69m)

Fitted cupboards and wardrobes. Drawer unit. Dressing table. Single radiator. Double glazed window to front.

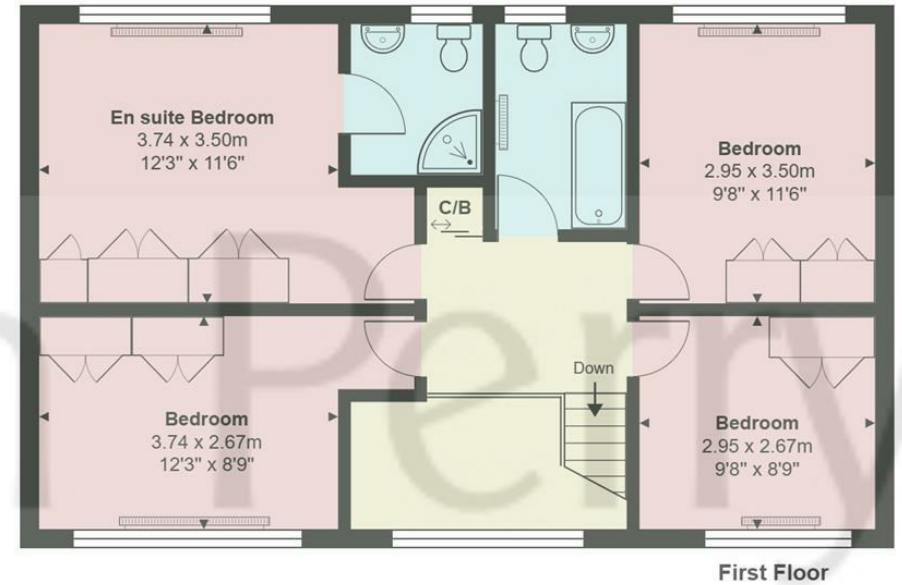
BATHROOM

8'6 x 5'5 (2.59m x 1.65m)

White suite comprising bath with separate electric shower over bath and folding glass screen. Concealed cistern W.C. and wash basin set in granite effect vanity top with cupboards below. Chrome heated towel rail. Tiled walls. Tile effect flooring. Frosted double glazed window to rear.







Darkes Lane, Hertfordshire EN6

All measurements are approximate and for display purposes only

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EXTERIOR REAR

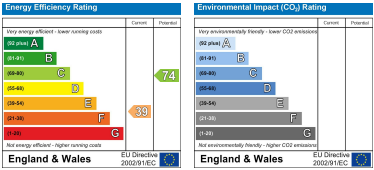
52' x 40' (15.85m x 12.19m)
Backing Westerly. Starting from rear of property with block paved patio edged by rockery and shrub bed. Good sized lawned area bordering flower beds well secluded by timber fence panelling to three sides. Access to front via sideways and door. External water point and lighting point.

EXTERIOR FRONT

Block paved carriage driveway with inset flower and shrub beds. Timber fencing and mature conifer hedge. Single central yu tree in rockery bed retained by low stone effect wall. Lighting points.

PART INTEGRAL GARAGE

18'10 x 15' (5.74m x 4.57m)
Automated up and over door to front. Power and lighting. Gas and electricity meters. Access door from utility room.





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