



**2 Bed
Bungalow -
Detached
located in Potters
Bar**

Offers In Excess Of
£700,000



Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Elmroyd Avenue
Potters Bar
EN6 2EE



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Wooden front door with diamond shape glazed central panel. Stained glass leaded side lights.

HALLWAY

Single radiator. Wood effect laminate flooring. Further doorway through to:

SECONDARY HALLWAY

Access to the loft. Storage cupboard which houses the consumer unit, smart meter, and water softener. Continuation of wooden laminate flooring. Wall mounted Worcester thermostatic heating and hot water controls.

LOUNGE

Continuation of flooring from hallway. Double glazed bay fronted window to front. Separate window to side. Double radiator.

KITCHEN/DINER

Continuation of flooring from hallway.

Kitchen

Fitted with grey wall, drawer and base units. High level integrated oven. Space for a fridge and freezer. Lamona stainless steel four ring hob. Above is a concealed extractor. Space for washing machine. One and a half bowl stainless steel sink with mixer tap. Worcester boiler concealed within one of the kitchen units. Double glazed casement door to rear with matching side windows. Open archway which leads through to:

Dining room section

Coving to ceiling. Double radiator. Oriel style double glazed window to front.

SHOWER ROOM

Fitted with a large walk in shower/wet room. Fixed ceiling mounted overhead shower with wall mounted Aqualisa controls and separate handheld shower attachment. Sink set within a vanity unit with corner mounted mixer taps. Concealed cistern WC with integrated flush. Tiled walls and floor. Chrome heated towel rail. Spotlights to ceiling. Double glazed obscure glass window to rear.

BEDROOM

Continuation of same flooring. Two double radiators. Double glazed sliding patio doors to rear.

BEDROOM

Single radiator. White UPVC double glazed window to side.

REAR GARDEN

95' approx

Accessed from kitchen or from main bedroom from patio doors. Leads out onto a patio area. Outside tap. External lighting. Garden itself is predominately laid to lawn with mixed borders with fruit trees and rockery. Aluminium green house. Garden itself enjoys a Southerly aspect. Courtesy door to the garage. At the side of the property is a blocked paved area and double wooden gates which leads onto front of the property.

GARAGE

Power and lighting. Up and over door to front. Further opening which leads through to workshop section and a window that faces onto the garden. From the patio area in garden is a door which leads to the garage.

FRONT OF THE PROPERTY

Large block paved driveway with parking for multiple vehicles. Paved terraced area immediately in front of the property with planting. Steps up to the front door. Gates to side leading to the garage and the rear.

Freehold. Council tax band F - Hertsmere council

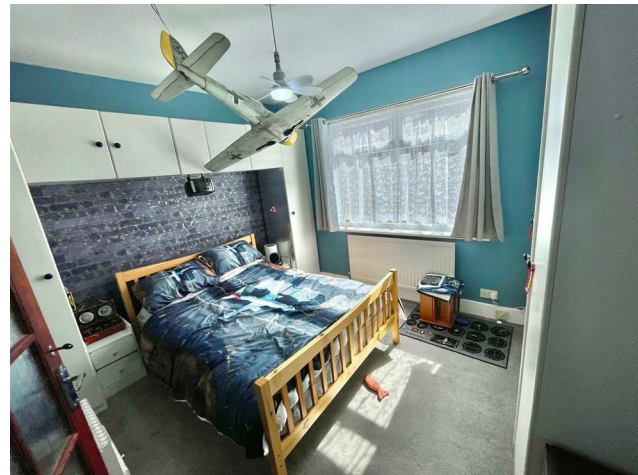
Property Information

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.

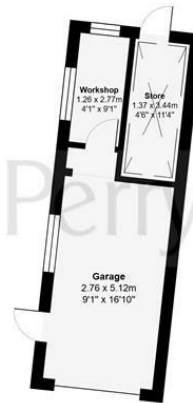
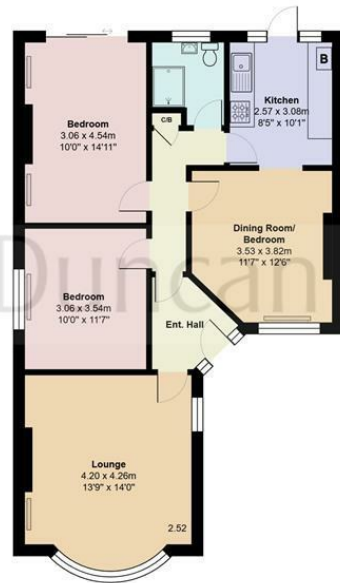




25 Elmroyd Avenue, Potters Bar, EN6 2EE



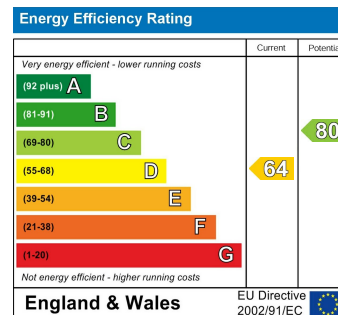
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Elmroyd Avenue, Hertfordshire EN6

Total Area: 104.3 m² ... 1123 ft² Inc. Outbuilding
All measurements are approximate and for display purposes only

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DIRECTIONS

Please refer to google maps using property postcode.

CONTACT

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