



**65 Byng Drive, Potters Bar, Herts, EN6 1UW**  
**£825,000**

**Duncan Perry**  
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STUNNING AND EXTENDED semi-detached bungalow featuring a mature 75' south facing rear garden situated in this sought after location. Offering spacious accommodation and featuring a luxury fitted kitchen, en suite to the master bedroom. modern family bathroom and garage  
INTERNAL VIEWING ESSENTIAL!



- STUNNING THREE BEDROOM SEMI-DETACHED BUNGALOW
- EXTENDED TO OFFER SPACIOUS ACCOMMODATION
- LUXURY KITCHEN
- LOUNGE/DINING ROOM
- EN-SUITE TO MASTER BEDROOM
- MODERN FAMILY BATHROOM
- MATURE 75' SOUTH FACING REAR GARDEN
- SOUGHT AFTER LOCATION
- GARAGE & OFF STREET PARKING
- COUNCIL TAX BAND E - HERTSMERE COUNCIL





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UPVC Entrance door with leaded light obscure glass glazed panels and matching sidelights opens into:

#### ENTRANCE HALL

Double radiator, laminate wood effect flooring, access to loft, storage cupboard housing the consumer unit and gas/electric meters, doors to all rooms.

#### OPEN PLAN LOUNGE/DINING ROOM

20'8" x 15'9" (6.3 x 4.8)

A dual aspect room with double glazed casement doors overlook the mature south facing rear garden with matching sidelights, additional UPVC framed window to side, two double radiators, continuation of wood effect laminate flooring. Open plan aspect leads to:

#### KITCHEN

18'6" x 9'1" (5.64 x 2.77)

Fitted with a range of hi gloss wall, drawer and base units with granite working surfaces and matching upstands featuring integrated stainless steel double oven, Zanussi four ring gas hob with extractor hood above and matching granite splashplate, space for washing machine and American style fridge/freezer, integrated dishwasher, one and a half bowl stainless steel sink with mixer tap and drainer, tiled floor, spotlights to ceiling, UPVC framed double glazed window to rear and UPVC framed casement door to rear.





### MASTER BEDROOM

NaNm x 11'1" (NaNm x 3.38)

The bedroom features floor to ceiling fitted wardrobes in a light wood finish with hanging rails and storage space. A dual aspect room with UPVC framed double glazed leaded light bay window to front and UPVC framed double glazed window to side, single radiator.

### EN-SUITE SHOWER ROOM

7'1" x 4'11" (2.16 x 1.5)

White suite comprising shower cubicle with sliding doors, wall mounted controls and large fixed overhead shower, concealed cistern w.c. with integrated flush, vanity unit with inset sink and cupboards below, chrome heated towel rail, ceiling spotlights, ceiling mounted extractor fan, tiled walls and floor.

### BEDROOM TWO

12'4" x 11'6" (3.76 x 3.51)

Range of part mirror fronted sliding door fitted wardrobes in cream with hanging rails and storage space, UPVC framed double glazed leaded light window to front, single radiator.

### BEDROOM THREE

10'4" x 9'11" (3.15 x 3.02)

Range of part mirror fronted sliding door fitted wardrobes in cream with hanging rails and storage space, single radiator, UPVC framed leaded light double glazed window to side.

### FAMILY BATHROOM

9'9" x 5'4" (2.97 x 1.63)

White suite comprising bath with mixer tap, wall mounted shower with controls having large fixed overhead shower and separate hand held shower attachment, top flush w.c., vanity unit with inset sink, mixer tap and cupboards below, chrome heated towel rail, UPVC framed double glazed obscure glass window to side, tiled walls and floor, ceiling mounted extractor fan.

### EXTERIOR









Byng Drive, Hertfordshire EN6

Total Area: 121.6 m<sup>2</sup> ... 1308 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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### FRONT

Security lights and power socket. Crazy paved driveway provides off street parking for several vehicles and leads to:

### GARAGE

17'3" x 7'8" (5.26 x 2.34)

Double opening barn doors to front, light and power connected, up and over door to rear.

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

Property Misdescriptions Act  
As Agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller as we will not have had sight of the title documents. Before viewing a property, do please check with us as to its availability and also request clarification or information on any points of particular interest to you to save you a wasted journey.

### SOUTH FACING REAR GARDEN

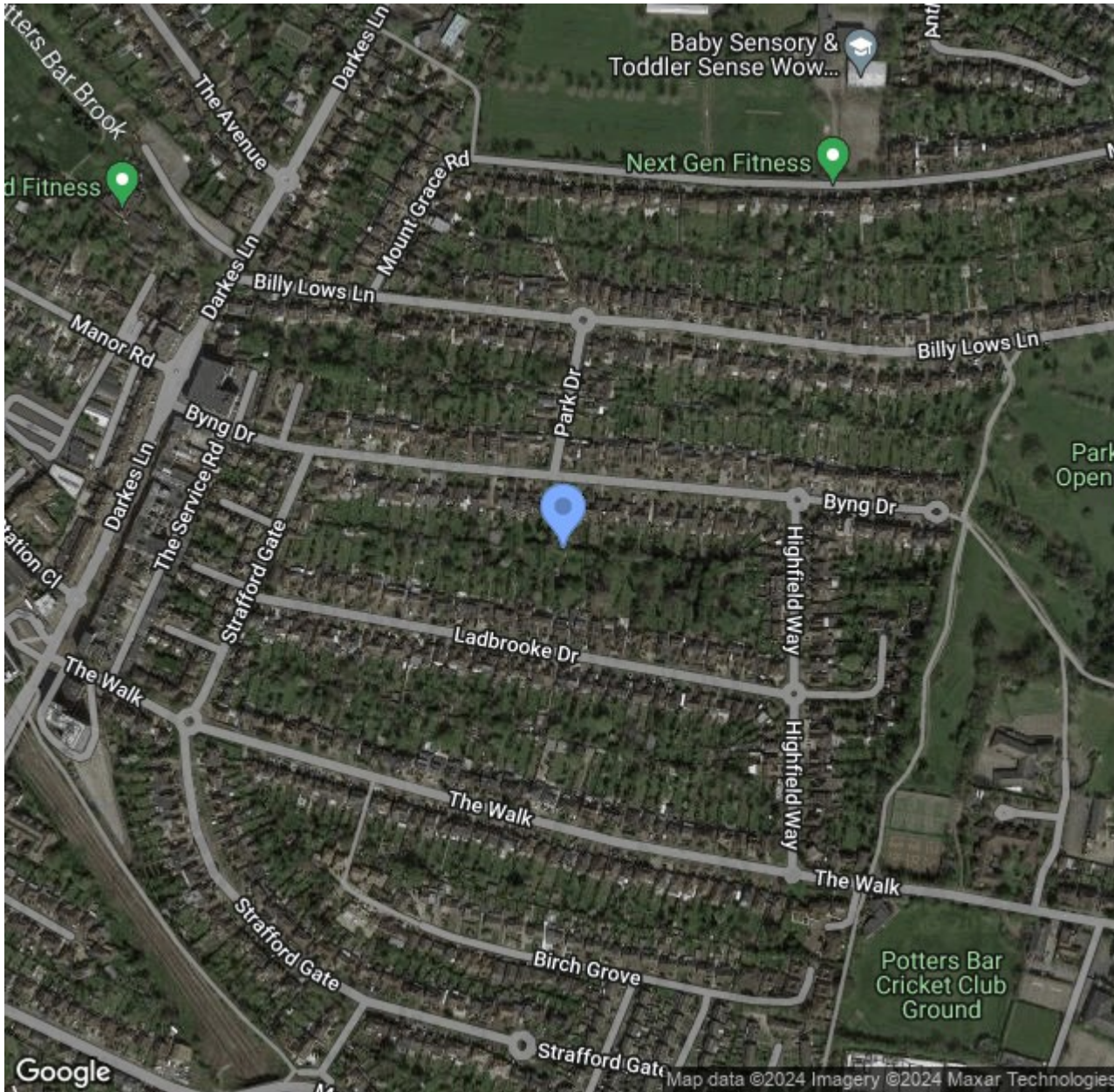
75'0" (22.86)

Immediately adjoining the property is a patio area. The garden is predominantly laid to lawn with mixed borders to sides and rear, outside water tap, security lights, two timber outbuildings, pedestrian side access.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
View energy efficient - lower running costs		View environmentally friendly - lower CO <sub>2</sub> emissions	
85	85	85	85
80-84	80-84	80-84	80-84
75-79	75-79	75-79	75-79
70-74	70-74	70-74	70-74
65-69	65-69	65-69	65-69
60-64	60-64	60-64	60-64
55-59	55-59	55-59	55-59
50-54	50-54	50-54	50-54
45-49	45-49	45-49	45-49
40-44	40-44	40-44	40-44
35-39	35-39	35-39	35-39
30-34	30-34	30-34	30-34
25-29	25-29	25-29	25-29
20-24	20-24	20-24	20-24
15-19	15-19	15-19	15-19
10-14	10-14	10-14	10-14
5-9	5-9	5-9	5-9
1-4	1-4	1-4	1-4
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC





The Estate Office, 48A The Broadway, Potters Bar, Herts., EN6 2HW  
t. 01707655466 | e. sales@duncanperry.co.uk |  
www.propertysoftwaregroup.com

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