



**30 Dugdale Hill Lane, Potters Bar, Herts, EN6 2DW**  
**£735,000**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

Situated in a private cul de sac with only two houses This Extremely Well Presented 4 Bedroom Halls Adjoining Semi Detached house , benefits from under floor heating throughout. En Suite shower to Bed 1 & family bathroom. Own Drive and garage. 40' x 25' westerly rear garden is a short walk from Darkes Lane and Potters Bar Station and is Offered CHAIN FREE



- QUIET CUL DE SAC WITH TWO HOUSES
- EXTREMELY WELL PRESENTED HALLS ADJOINING 4 BED SEMI
- UNDER FLOOR HEATING THROUGHOUT
- FAMILY KITCHEN/DINING ROOM / UTILITY ROOM
- OFF STREET PARKING & GARAGE
- CLOSE TO SHOPS AND MAINLINE STATION
- EN-SUITE TO MASTER BEDROOM AND FAMILY BATHROOM
- DOWNSTAIRS CLOAKROOM
- WESTERLEY ASPECT 40' x 25' REAR GARDEN
- TENURE - FREEHOLD. COUNCIL TAX BAND E - HERTSMERE COUNCIL



The property is approached via a composite front door into spacious entrance hallway where there is a meter cupboard to the left and staircase rising to first floor with understairs storage cupboard and door into downstairs cloakroom and other connecting rooms.

### **LOUNGE**

15'4" x 9'10" (4.67 x 3)

into small square bay with white UPVC framed double glazed sash windows. Underfloor heating. T.V. aerial point. Ample power points. Heatmiser thermostat for underfloor heating.

### **DOWNSTAIRS CLOAKROOM**

White suite with pedestal hand wash basin with concealed flushing w.c. cistern, mirror wall tiled to splash back.

### **KITCHEN DINING FAMILY AREA**

18'2" x 16'1" (5.54 x 4.9)

Extensive range of wall and floor shaker style cream units with inset butler sink, black granite worktops. Electric oven and hob with extractor over. Integrated fridge/freezer. Integrated Zanussi Dishwasher. Porcelain tiled floor. Independent Heatmiser thermostat for underfloor heating. Ample power points. Low voltage lighting. Attractive glazed conservatory area with double doors opening onto patio and garden.

### **UTILITY ROOM**

7'6" x 5'2" (2.29 x 1.57)

Matching cream shaker wall and base units with worktops. Inset stainless steel single drainer sink unit. Plumbing for washing machine and tumble dryer. White UPVC framed double glazed frosted glazed door to side. Porcelain tiled floor.



## FIRST FLOOR LANDING

Easy rising staircase to very spacious first floor landing having draw down hatch with loft ladder to fully insulated loft. Storage cupboard and doors to all rooms. Attractive light well providing bright light to the hallway.

## MASTER BEDROOM

13'1" x 9'9" (3.99 x 2.97)

Individual Heatmiser thermostat for underfloor heating. Wall mounted T.V. aerial point and power points. Fitted wardrobes. White UPVC framed double glazed sash windows overlooking rear and door through to:

## EN-SUITE SHOWER ROOM

Comprising of white suite with large shower cubicle with glazed single panel door. White low flush w.c. Wash hand basin with vanity drawers below. Chrome towel rail. Frosted UPVC framed double glazed window to the side.

## BEDROOM TWO

11'6" x 9'9" (3.51 x 2.97)

11'6" (3.51m) at widest point. White UPVC framed double glazed sash windows to the front. Ample power points. Fitted wardrobes with mirror sliding doors. Wall mounted T.V. aerial point. Underfloor heating.

## BEDROOM THREE

12'11" x 6'0" (3.94 x 1.83)

White UPVC framed double glazed sash windows overlooking rear garden. Fitted wardrobes. Power points. Underfloor heating.







**Dugdale Hill Lane, Hertfordshire EN6**

Total Area: 107.9 m<sup>2</sup> ... 1162 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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### BEDROOM FOUR/STUDY

11'6" x 6'0" (3.51 x 1.83)  
11'6" x 6' (3,51m x 1.83m) at  
widest point. Built in  
cupboard and white UPVC  
framed double glazed sash  
window overlooking front.  
Underfloor heating.



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### FAMILY BATHROOM

Comprising of white suite with white panelled bath with mixer tap and shower attachment. Concealed cistern low flush w.c. Wall mounted wash hand basin with mono bloc taps. Wall mounted mirror. Chrome towel rail. Tiled floors. Tiled to splash areas. White UPVC framed double glazed window. Underfloor heating.

### EXTERNAL FRONT

The property provides parking spaces for two to three cars at the front and side. Attractive block paving and flower borders surround the property.

### EXTERNAL REAR

40'0" x 25' (12.19m x 7.62m)  
Westerly Aspect with attractive patio area in York Stone. lawned area Garden shed, flower borders and gravel drive access to the front.

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
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

### 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.







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