



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

£595,000



Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

White UPVC front door with leaded light panels.

HALLWAY

Coving to ceiling. Wall lights. Single radiator. Storage cupboard housing consumer unit and electricity meter. Access to loft via pull down ladder with light.

THROUGH LOUNGE / DINING ROOM

Coving to ceiling. Wall lights. Three double radiators. Feature electric fireplace with marble surround and hearth. White double glazed UPVC leaded light window to front. Two white double glazed UPVC leaded light windows to rear. White double glazed UPVC leaded light door to rear.

KITCHEN / BREAKFAST ROOM

Kitchen section

Comprising cream wall, drawer and base units with grey working surfaces above. Lino flooring. Space for washing machine. Space for dishwasher. Integrated Hygena electric oven. AEG gas hob with extractor above. Stainless steel one and a half bowl sink with mixer tap and drainer. Concealed Worcester combination boiler. Coving to ceiling. White UPVC double glazed leaded light window to side. White UPVC double glazed leaded light door to rear.

Breakfast room

Coving to ceiling. Double radiator, White UPVC double glazed leaded light window to rear.

BEDROOM ONE

Coving to ceiling. Double radiator. Fitted wardrobes with hanging rails and shelving. Further fitted wardrobe with mirrored doors with hanging rails and shelving. Bridging unit with matching bedside tables. White UPVC double glazed leaded light window to front.

BEDROOM TWO

Coving to ceiling. Single radiator. Fitted wardrobes with mirrored doors with hanging rail and shelving. White UPVC double glazed leaded light window to side.

BATHROOM

Comprising grey bathroom suite features corner bath with mixer tap. Shower cubicle with handheld shower attachment. Pedestal sink with mixer tap. Cistern W.C. Single radiator. Fully tiled walls. Linolite shaver point. White UPVC double glazed obscure glass leaded light window to side.

SEPARATE W.C.

Cistern W.C. Single radiator. Sink set within vanity unit with cupboards below and mixer taps. Wall mounted medicine cupboard. Lino flooring. White UPVC double glazed obscure glass leaded light window to side.

REAR OF PROPERTY

50' approx

Garden is accessed via door in kitchen or door in lounge / dining room. Lead out onto small patio area. Garden is predominately laid to lawn with plant and shrub borders to all sides. Outside lighting. Timber Summerhouse to rear. Access to side of property with wooden gates to front. Timber shed.

BRICK BUILT GARAGE

Up and over door. Window to side.

FRONT OF PROPERTY

Private driveway with parking for 2/3 vehicles. Plant and flower beds. Concealed gas meter. Access to rear of property via wooden gates.

Tenure - Freehold. Council tax band E - 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.



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37 Brackendale, Potters Bar, EN6 2LP





Brackendale, Hertfordshire EN6

Total Area: 109.2 m² ... 1175 ft²

All measurements are approximate and for display purposes only

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

DIRECTIONS

Please refer to Google Maps using postcode.

CONTACT

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