25 Oakmere Lane, Potters Bar, Herts, EN6 5LT
Offers In The Region Of £689,950

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We are pleased to offer for sale this extended chalet bungalow which provides flexible and spacious living accommodation with 4 bedrooms, two bathrooms, study and extremely pleasant southerly aspect garden backing on to Oakmere Park. Generous parking to the front and centrally located in Potters Bar with good access to all amenities.

- FOUR BEDROOM SEMI DETACHED CHALET BUNGALOW
- TWO BEDROOMS ON GROUND FLOOR
- TWO BATHROOMS
- 80FT SOUTH FACING GARDEN
- OFF STREET PARKING AND GARAGE
- TWO/THREE RECEPTION ROOMS
- BACKS ONTO OAKMERE PARK
- WALKING DISTANCE TO LOCAL SHOPS AND AMENITIES
- COUNCIL TAX BAND E - HERTSMERE BOROUGH COUNCIL
- VIEWING RECOMMENDED

Composite front door with central obscure glass leaded light panel with matching side lights. Opening into:

HALLWAY

Wooden flooring. Covered radiator. Wall lights. Picture rail. Cupboard housing consumer unit , electricity meter and shelving. Doorway through to:

LOUNGE

Continuation of wooden flooring. Picture rail. Feature cast iron gas real flame fire. Covered radiator. Step down and open aspect to:

DINING ROOM

Covered radiator. White UPVC double glazed leaded light window to side. Two matching leaded light double glazed patio doors to rear. Wooden flooring. Spot lights to ceiling. Sky light. Further radiator.

KITCHEN

Fitted with a range of cream wall, drawer and base units with marble effect working surfaces above with matching upstands. Integrated oven with concealed microwave section. Ceramic hob with concealed extractor above. Integrated dishwasher. Integrated under counter fridge. Black sink with matching drainer with mixer tap. Single radiator. Wooden flooring. Double glazed casement door to side with matching window.

GROUND FLOOR BATHROOM

Fitted with a white suite comprising of a bath with a mixer tap and hand held shower attachment. Separate corner shower cubicle with glazed sliding doors, wall mounted controls, hand held shower attachment. and larger fixed overhead shower. Sink set with vanity unit with storage drawer below, mixer tap and pop up waste. Close coupled top flush WC. Spot lights to ceiling. Wall mounted extractor fan. Chrome heated towel rail. Tiled walls. Tiled floor. Mirror with blue tooth function.

BEDROOM

Wooden flooring. Spot lights to ceiling. Radiator. White UPVC double glazed leaded light bay front window to front.

BEDROOM

Wooden flooring. Single radiator. Small cast iron fire (not in use). Sliding doors that face onto the dining room.

STUDY
Spot lights to ceiling. Picture rail. Wooden flooring. Under stairs storage cupboard. Double radiator. White UPVC double glazed leaded light oriel style window to front. Turn flight stairs which lead to first flooring.

FIRST FLOOR LANDING
Velux style window to front. Cupboard allowing access to eaves storage. Wooden flooring.

BEDROOM
Spot lights to ceiling. Continuation of wooden flooring. Column style radiator. White UPVC double glazed leaded light windows. Fitted wardrobes in white.

BEDROOM
Spot lights to ceiling. Wooden flooring. Column radiator. White UPVC double glazed leaded light window to rear.

BATHROOM
Fitted with a suite comprising of a roll top bath with freestanding tap and hand held shower attachment. Sink set with a vanity unit with two storage drawers below, mixer tap and pop up waste. Corner shower cubicle with glazed sliding doors, wall mounted shower control, hand held shower attachment and fixed overhead shower head. Two Velux style windows to front. Column radiator in white. Spot lights and concealed strip lighting. Tiled walls. Tiled floor. Extractor fan. Eaves storage door providing access to loft space.

REAR GARDEN
80' (24.38m)
Accessed from dining room or from the kitchen. Garden faces South, Large decked area which extends round to the side of the property. External lighting. Outside tap. Decked area steps down to the main section of the garden which features a central lawn section with mixed borders to both sides. To the rear is a timber summerhouse and pergola. Garden is approximately 80' in length , and faces onto Oakmere park.

GARAGE
Accessed via a courtesy door at the side of the property and via an up and over door at the front. Garage houses a Worcester boiler which services a Mega flow style central heating system. Power and lighting. Currently houses washing machine and tumble dryer.

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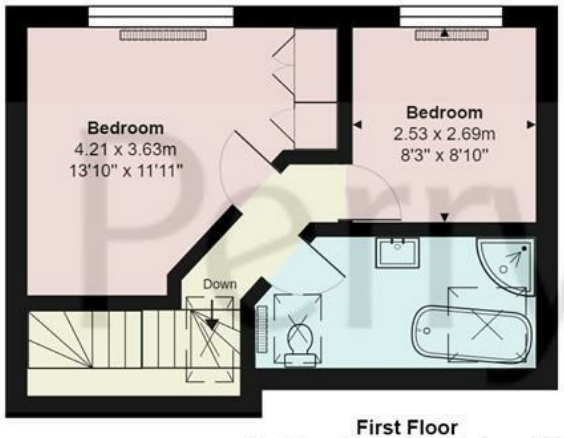
Ground Floor
Area: 100.7 m² ... 1084 ft²



First Floor
Heat-Loss Perimeter: 22.9m ... 75ft

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Oakmere Lane, Hertfordshire EN6

Total Area: 133.7 m² ... 1439 ft²

All measurements are approximate and for display purposes only

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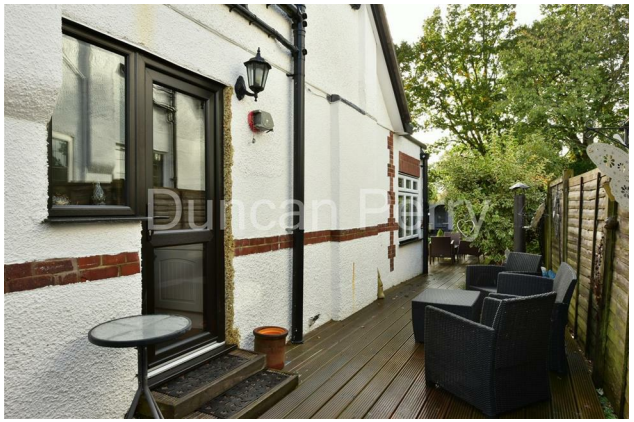
apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor if there are any points of particular importance to you. Reference to the tenure 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.

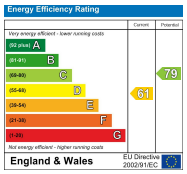
FRONT OF PROPERTY

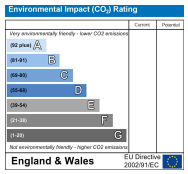
Block paved driveway which will provide parking for multiple vehicles. External power socket. External covered gas meter. Step up to front door.

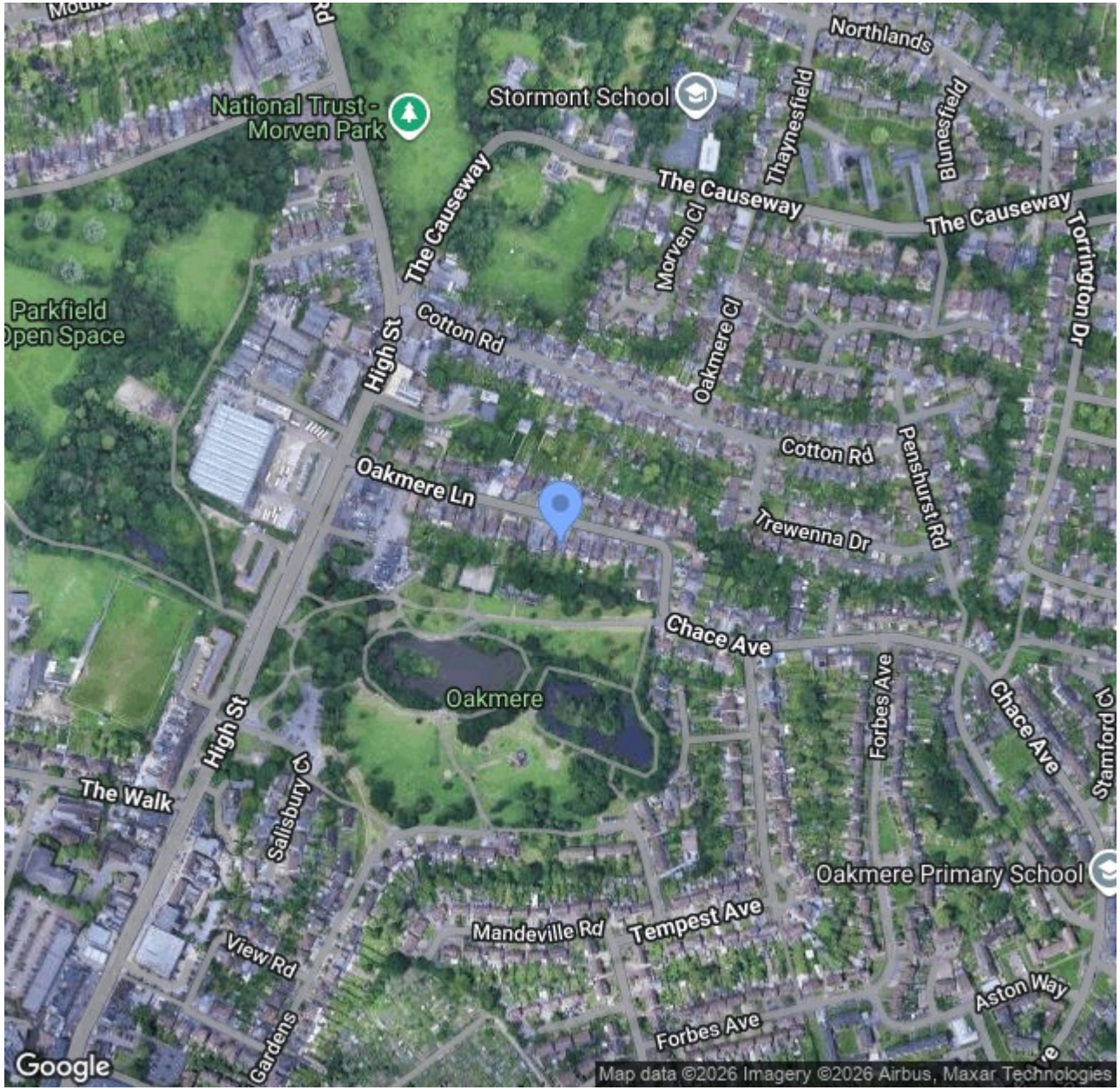
Tenure - Freehold. Council tax band E - Hertsmere Borough Council.

Property Misdescriptions Act
As Agents we have not tested any









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