



**57 The Drive, Potters Bar, Herts, EN6 2AR**  
**Offers Over £685,000**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

We are pleased to offer for sale this beautifully presented 3 bedroom bungalow in a great location being situated towards the end of a cul de sac and a short walk to shops and station. Arranged on one level the property offers flexible living options and benefits from secluded rear garden, off street parking and garage.



- THREE BEDROOM SEMI-DETACHED BUNGALOW
- GREAT LOCATION BEING SITUATED TOWARDS THE END OF A CUL-DE-SAC
- SHORT WALK TO SHOPS AND STATION
- PROPERTY OFFERS FLEXIBLE LIVING OPTIONS
- SECLUDED REAR GARDEN
- OFF STREET PARKING
- GARAGE
- PLANNING PERMISSION HAS BEEN GRANTED FOR SIDE AND REAR EXTENSION
- COUNCIL TAX BAND E - HERTSMERE COUNCIL
- VIEWING ESSENTIAL



Composite front door with obscure glass leaded light panels opening into

### ENTRANCE HALLWAY

Spotlights to ceiling. Picture rail. Covered radiator. Amtico flooring and doors to all rooms. Wall mounted Hive heating and hot water controls. Storage cupboard housing consumer unit, gas and electricity meters.

### LOUNGE

Picture rail. Cast iron open fireplace in black (not in use). Double radiator. Double glazed door to rear with matching opening side lights. Laminate flooring.

### KITCHEN

Fitted with grey hi-gloss wall, drawer and base units with quartz working surfaces above and matching upstands. NEFF stainless steel double oven. AEG integrated microwave. AEG induction hob. Stainless steel and glazed extractor with downlighters. Integrated AEG dishwasher. Integrated fridge. Integrated freezer. Stainless steel Franke double sink with Grohe mixer tap. Spotlights to ceiling. Wood laminate flooring. Valliant combination boiler concealed within kitchen unit. White UPVC double glazed window to rear. UPVC double glazed doors opening into

### CONSERVATORY

Wooden construction with double glazed windows to three sides with door opening onto garden. Further door opens towards garage.



## BATHROOM

Fitted with white suite comprising bath with mixer tap and handheld shower attachment. Top flush Roca W.C. Separate bidet. Sink set within vanity unit with storage cupboards below. Mixer tap. Glazed bathroom cabinet. Chrome heated towel rail. Separate shower cubicle with wall mounted controls and fixed shower head. Tiled walls. Spotlights to ceiling. Double glazed obscure glass window side.

## BEDROOM ONE

White UPVC double glazed bay-fronted window to front with bespoke shutters in white. Curved radiator to fit bay window. Picture rail. Circular feature window in obscure glass.

## BEDROOM TWO

White UPVC double glazed window to front. Double radiator. Bespoke fitted shutters. Picture rail and wall mounted TV point.

## BEDROOM THREE

Wood laminate flooring. White UPVC double glazed window to side. Double radiator.

## REAR GARDEN

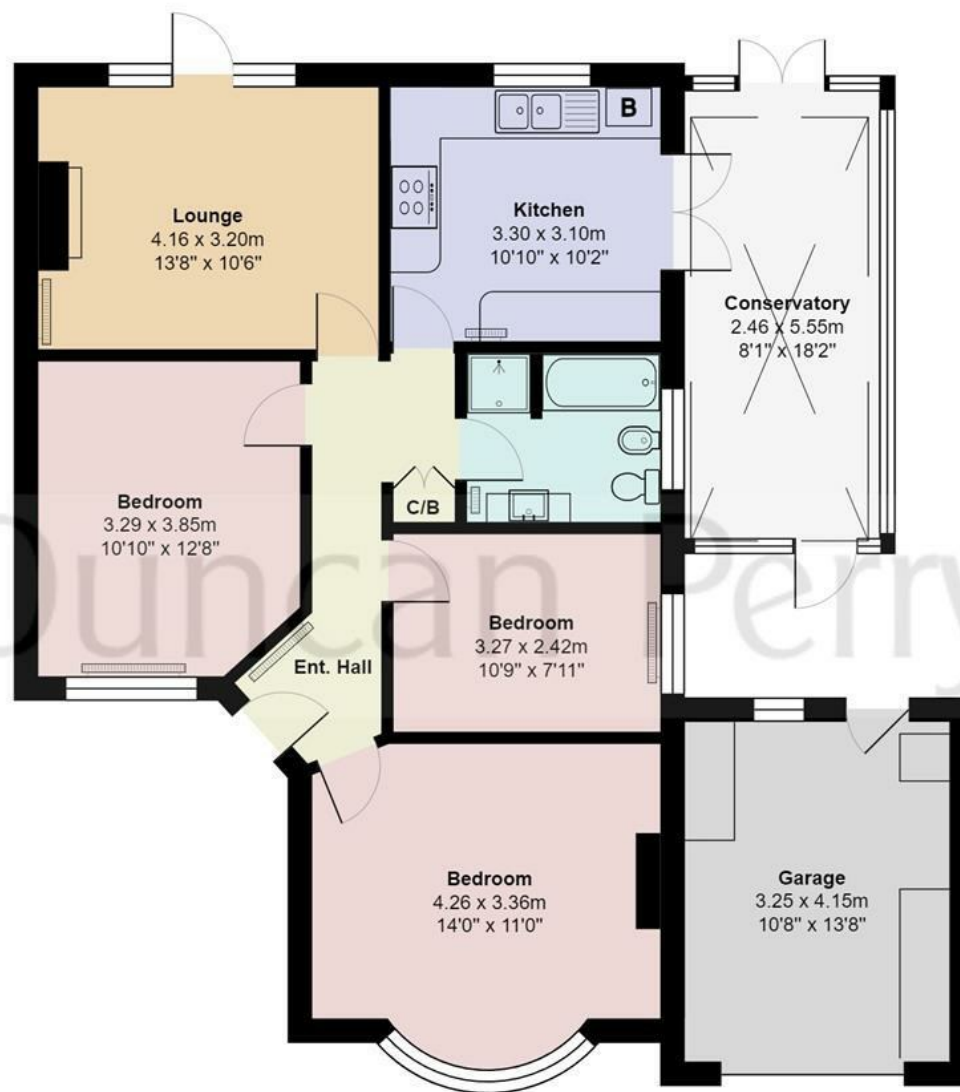
Accessed from conservatory or lounge, Leading out onto paved area. Outside lighting. Outside tap with sink. Central lawned area flanked by pathways to either side. Mixed borders. Timber pergola. To rear of garden is a raised seating area, part of which is covered by an open pergola. External lighting. Power point. Large timber chalet with double glazed windows to front and benefits from its own power and lighting.

## GARAGE

Courtesy door from garden leading into garage. Automated roller door to front. Double glazed obscure glass window to front. Power and lighting. Currently houses washing machine and tumble dryer. Shelving. Kitchen units to provide further storage options.







## The Drive, Hertfordshire EN6

Total Area: 102.5 m<sup>2</sup> ... 1104 ft<sup>2</sup>

All measurements are approximate and for display purposes only

# Duncan Perry



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

**Property Information**

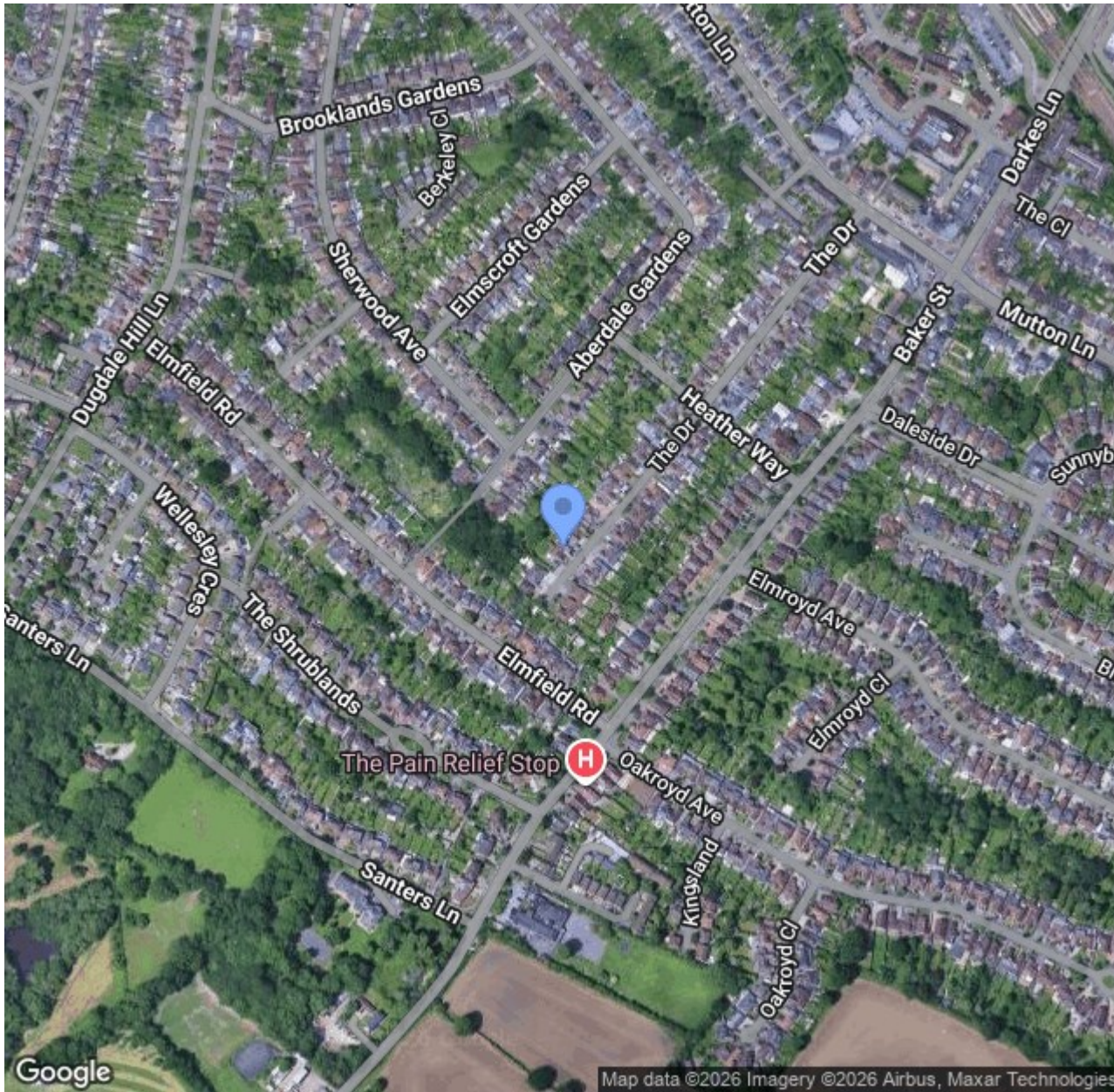
We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.

**FRONT OF PROPERTY**

Block paved driveway providing off street parking for several vehicles. Gravelled flower bed. External lighting. Access to garage via electronic roller door. External power point. CCTV camera. Step up to front door. Open canopy.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating																													
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