41 Aberdale Gardens, Potters Bar, Herts, EN6 2JW
£650,000

Duncan Perry
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■ PROPERTY MANAGEMENT ■

Available CHAIN FREE is this 4 bedroom semi detached bungalow located in a popular location close to shops, station and good schools. Generous accommodation arranged over 2 floors with 3 bedrooms on the ground floor & two further bedrooms/study on the first floor. Both floors are served by separate bathrooms.

Other features include secluded rear garden, garage and off-street parking.

- 4/5 BEDROOM SEMI DETACHED BUNGALOW
- LOCATED IN POPULAR LOCATION CLOSE TO SHOPS, STATION ANG GOOD SCHOOLS
- GENEROUS ACCOMODATION ARRANGED OVER TWO FLOORS
- TWO BATHROOMS
- SECLUDED REAR GARDEN
- GARAGE
- OFF STREET PARKING
- CHAIN FREE
- TENURE - FREEHOLD. COUNCIL TAX BAND D - HERTSMERE COUNCIL
- VIEWING BY APPOINTMENT ONLY

White UPVC double glazed front door with central glazed obscure glass panel. Opening into

HALLWAY

Solid wood flooring. Single radiator. Storage cupboard. Doors to all rooms.

LOUNGE / DINER

Dining room section
Single radiator. Gas fireplace with marble hearth and white wooden surround. Wooden flooring. Open aspect leading through to

Lounge section
Double radiator. Sliding double gazed patio doors to rear garden.

KITCHEN

Features range of kitchen units in white with black working surfaces above. Tiled splashbacks. Space for cooker. Stainless steel extractor above. Space for washing machine. Space for fridge / freezer. Black one and a half bowl sink with drainer and mixer tap. Wall mounted Worcester boiler. Tiled floor. Double glazed casement door to rear with matching window to side. White UPVC double glazed obscure glass window to side.

SHOWER ROOM

Features white suite comprising W.C with top flush. Sink set within vanity unit with mixer tap and storage cupboards below. Corner shower cubicle with wall mounted controls and bi-folding glazed doors. Single radiator. Tiled walls. Tiled floor. White UPVC double glazed obscure glass windows to side.

BEDROOM

Fitted wardrobes with glazed sliding doors. Single radiator. Wood laminate flooring. Bay fronted window to front with fitted shutters.

BEDROOM
Single radiator. Wood laminate flooring. Double glazed window to front with fitted shutters. NB room currently used as second reception toom.

BEDROOM
Single radiator. Double glazed window to side with fitted shutters. Wardrobe with mirrored doors and drawer section.

FIRST FLOOR LANDING
White UPVC double glazed window to side. Spotlights to ceiling. Doorway through to

BEDROOM
Single radiator. Spotlights to ceiling. White UPVC double glazed window to rear.

BEDROOM / STUDY
Velux style windows to front. Single radiator. Spotlights to ceiling. Eaves storage.

BATHROOM
Fitted with white suite comprising of bath with singular taps. Corner shower cubicle with wall mounted controls and glazed sliding door. Sink set within vanity unit with mixer tap and storage cupboards below. Top flush W.C. Radiator. Ceiling mounted extractor and spotlights to ceiling. Tiled walls. Tiled floor. Obscure double glazed window to rear.

REAR GARDEN
78' (23.77m)
Accessed either from lounge / diner and kitchen. Steps onto paved patio area. External lighting. Gate leading onto side of property. Garden itself features central lawned section with mature hedging to sides. To rear is a further patio area. Access to large plastic shed made by Keter. Courtesy door leads onto

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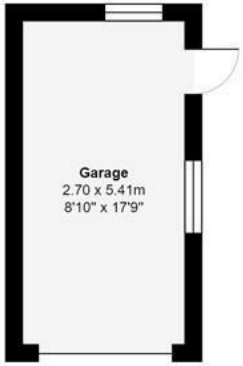
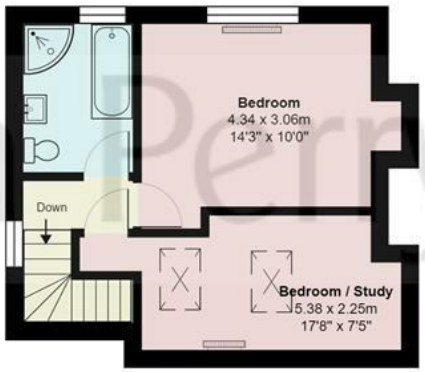


Ground Floor
Area: 79.3 m² ... 853 ft²



First Floor
Area: 32.0 m² ... 345 ft²

Aberdale Gardens, Hertfordshire EN6

Total Area: 111.3 m² ... 1198 ft² (excluding garage)

All measurements are approximate and for display purposes only

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FRONT OF PROPERTY

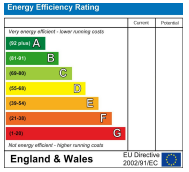
Small wall to front extending to provide a retained raised border. Paved driveway providing parking for several vehicles. Shared side access leading to garage with up and over door and gate onto garden. Steps up to front door. External lighting.

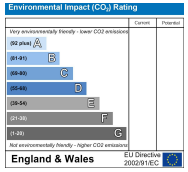
Tenure - Freehold. Council tax band D - Hertsmere Council.

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.

GARAGE

Concrete sectional;. Power and lighting. Up and over door to front.





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