



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 on ground floor. En Suite shower to Bed 1, Own Drive with PD for 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 ON GROUND FLOOR
- FAMILY KITCHEN/DINING ROOM / UTILITY ROOM
- OFF STREET PARKING & SPACE FOR GARAGE
- CLOSE TO SHOPS AND MAINLINE STATION
- EN-SUITE TO MASTER BEDROOM
- 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 m² ... 1162 ft²

All measurements are approximate and for display purposes only

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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.

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.



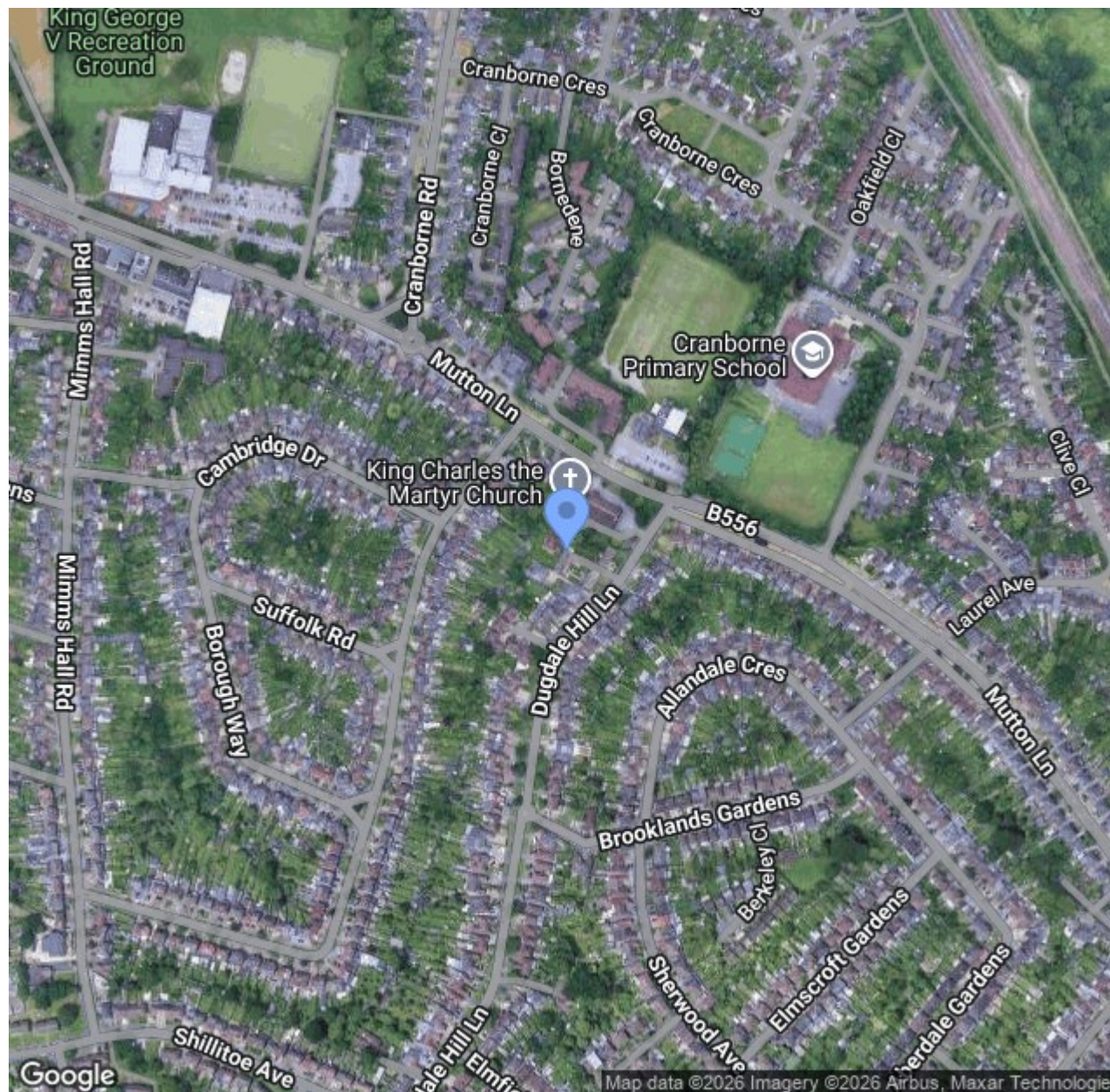
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Most energy efficient - lower running costs 94-100 84-93 74-83 64-73 54-63 44-53 34-43 24-33 14-23 4-13		Most environmentally friendly - lower CO ₂ emissions 20-40 g/kWh 41-60 g/kWh 61-80 g/kWh 81-100 g/kWh 101-120 g/kWh 121-140 g/kWh 141-160 g/kWh 161-180 g/kWh 181-200 g/kWh	
Not energy efficient - higher running costs EU Directive 2002/91/EC		Not environmentally friendly - higher CO ₂ emissions EU Directive 2002/91/EC	
England & Wales		England & Wales	

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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