



**72 SanTERS Lane, Potters Bar, Herts, EN6 2DA**  
**Offers Over £900,000**



Duncan Perry offers this FIVE BEDROOM CHALET BUNGALOW within 2025 DAME ALICE OWENS CATCHMENT and is always reliably in catchment due to being 237.8 metres from school. It offers open plan lounge/kitchen/diner, utility room and two shower rooms. Private rear garden and garage space. Viewing recommend for this larger then average property.



- DAME ALICE OWENS CATCHMENT 237.80 METRES FROM SCHOOL
- SEMI DETACHED CHALET BUNGALOW
- FIVE DOUBLE BEDROOMS
- TWO SHOWER ROOMS, ONE GROUND FLOOR
- OPEN PLAN LOUNGE/ KITCHEN/ DINER
- UTILITY ROOM
- PRIVATE REAR GARDEN
- OFF STREET PARKING
- FREEHOLD
- COUNCIL TAX BAND E - HERTSMERE COUNCIL



Solid wood front door with glass leaded light feature panel opening into:

### HALL

Single radiator. Cupboard housing electric meter. Wall mounted consumer unit. Engineered wooden flooring.

### DOWNSTAIRS BATHROOM

White suite comprising pedestal sink with mixer tap, White top flush WC, White shower base with glass shower screen and wall mounted shower. Chrome heated towel rail. Part tiled walls. Tiled floor. Tiled window sill. Georgian style obscure glass window to side.

### DOWNSTAIRS BEDROOM

Bay fronted Georgian style window to front. Double radiator.

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Bay fronted Georgian style window to front. Double radiator. Cupboard providing storage with light.

### KITCHEN/DINER

Dining area  
Double radiator. Wall light points. Continuation of engineered wooden flooring from hall.

### Kitchen area

Range of wall, drawer and base units in cream with complimenting wooden working surfaces above. Space for microwave. Space for fridge/freezer. Integrated Bosch electric oven. Bosch gas hob above and glass splashback behind. Stainless steel extractor hood above hob. Space for dishwasher. Stainless steel sink with drainer and mixer tap. Continuation of engineered wooden flooring from hall.



## LOUNGE

This is open plan from the kitchen/diner. Full length black bi-folds doors to rear. Wall light points. Double radiator.

## UTILITY ROOM

Range of cream draw and base units with wooden working surfaces over. Engineered wooden flooring. White UPVC courtesy door to rear garden. White UPVC window to rear. Vaillant gas boiler. Chrome circular sink with mixer tap Hotpoint integrated washing machine. Space for tumble dryer. Double radiator. Door to garage.

## INTEGRAL GARAGE

Accessed via door from utility room. Automated garage door to front. Gas meter. Light and power. Used as storage.

## SECOND FLOOR

Straight flight stairs to first floor. Single radiator. Velux window.

## BATHROOM

White suite comprising pedestal white sink with mixer tap. Top flush WC. Large shower cubicle with wall mounted shower head. Chrome heated towel rail. Extractor fan. Part tiled walls. Tiled walls. White UPVC obscure glass window to front.

## BEDROOM

Double radiator. White UPVC window to rear.

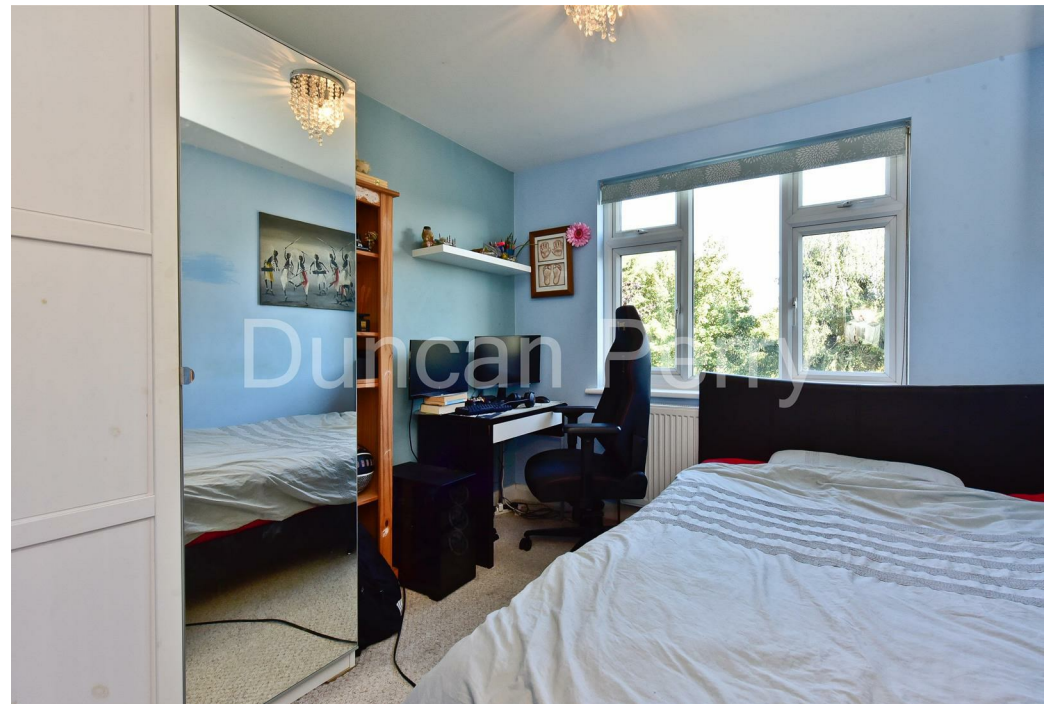
## BEDROOM

White UPVC double glazed window to rear. Double radiator.

## BEDROOM

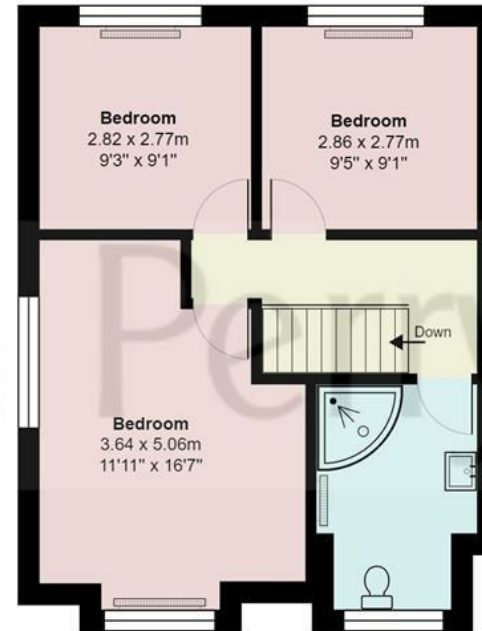
Dual aspect with white UPVC doubled glazed window to front. Georgian style window to side. Double radiator.







**Ground Floor**  
Area: 91.5 m<sup>2</sup> ... 985 ft<sup>2</sup>



**First Floor**  
Area: 46.3 m<sup>2</sup> ... 499 ft<sup>2</sup>

**Sanders Lane, Hertfordshire EN6**

Total Area: 137.8 m<sup>2</sup> ... 1484 ft<sup>2</sup>

All measurements are approximate and for display purposes only

**Duncan Perry**



## FRONT OF PROPERTY

Stone drive area and concrete area with parking for several vehicles. Wooded ramp up to front door. Canopy over wooden front door. Wall light. Access to garage.

Freehold property. 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.

## REAR GARDEN

27'10" x 25'3" (8.5m x 7.7m)

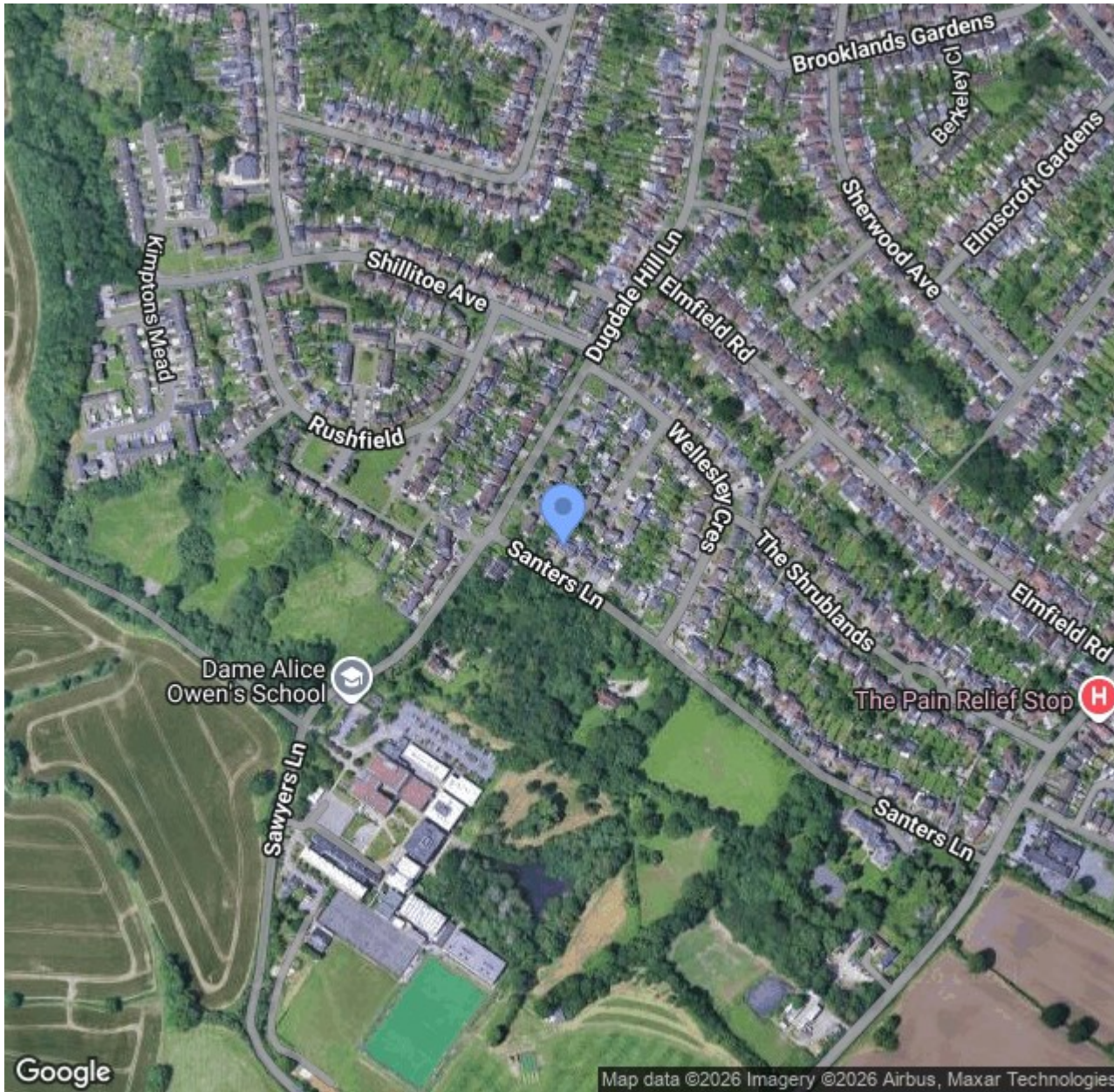
Accessed from courtesy door in utility room and bi-folds from the lounge onto a patio area. Grass area with borders. Outside tap. Electric plug.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Very environmentally friendly - lower CO <sub>2</sub> emissions
84	84	84	84
74	74	74	74
64	64	64	64
54	54	54	54
44	44	44	44
34	34	34	34
24	24	24	24
14	14	14	14
4	4	4	4

Not energy efficient - higher running costs  
Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC



The Estate Office, 48A The Broadway, Potters Bar, Herts., EN6 2HW  
t. 01707655466 | e. sales@duncanperry.co.uk |  
www.propertysoftwaregroup.com

