



**26 Dugdale Hill Lane, Potters Bar, Herts, EN6 2DW**  
**£742,500**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

Beautifully presented recently built FOUR BEDROOM SEMI DETACHED HOUSE conveniently located just a short walk to Potters Bar Station, Dame Alice Owen's School and local shops. The property features En-Suite Shower Room to main bedroom, Kitchen/Family Dining Room, separate utility room, Separate Lounge, Downstairs Cloakroom, westerly aspect rear garden.



- FOUR BEDROOM SEMI DETACHED HOUSE
- BEAUTIFULLY PRESENTED
- CONVENIENTLY LOCATED JUST A SHORT WALK AWAY TO POTTERS BAR STATION, CRANBORNE SCHOOL, DAME ALICE OWENS SCHOOL AND LOCAL SHOPS
- KITCHEN / FAMILY DINING ROOM
- UTILITY ROOM
- SEPARATE LOUNGE
- EN-SUITE SHOWER ROOM TO MAIN BEDROOM
- DOWNSTAIRS CLOAKROOM
- WESTERLY ASPECT REAR GARDEN
- TENURE - FREEHOLD. COUNCIL TAX BAND E - HERTSMERE COUNCIL



Beautifully presented recently built FOUR BEDROOM SEMI DETACHED HOUSE conveniently located just a short walk to Potters Bar Station, Cranborne School, Dame Alice Owen's School and local shops. The property features En-Suite Shower Room to main bedroom, Kitchen/Family Dining Room, separate utility room, Separate Lounge, Downstairs Cloakroom, westerly aspect rear garden.

Covered entrance porch. EV charging. Panelled front door with frosted leaded light double glazed panels opens into:

### ENTRANCE HALL

18'2" x 5'8" (5.54m x 1.73m)

Including stairs. Engineered oak flooring with underfloor heating. UPVC framed double glazed window to side. Built in cloaks cupboard with hanging hooks and also housing electricity consumer unit. Under stairs storage cupboard.

### DOWNSTAIRS CLOAKROOM

Modern white suite comprising concealed cistern W.C. and pedestal wash basin with mixer tap. Frosted UPVC framed double glazed window to side. Tiled floor with underfloor heating.

### LOUNGE

15'2" x 10'0" (4.62m x 3.05m)

Engineered oak flooring with underfloor heating. UPVC framed double glazed sash bay window to front. T.V. aerial points.

### KITCHEN / FAMILY DINING ROOM

18'1" x 16'1" (5.51m x 4.90m)

Kitchen Area:

Range of cream wood grained wall and base units featuring cupboards and drawers. Wood effect working surfaces with one and half bowl sink. Draining board and mixer tap. ZANUSSI ceramic electric hob with stainless steel extractor hood above and oven and grill below. BOSCH integrated dishwasher and fridge/freezer. Splash back tiling. LED strip down lighters, LED ceiling spotlights. UPVC framed double glazed sash window to rear. Tiled floor with underfloor heating.

Family Dining Area:

Continuing tiled floor with underfloor heating. T.V. aerial point. LED ceiling spotlights. Feature UPVC framed double glazed conservatory style bay window to rear with double width doors and tinted roof.

### UTILITY ROOM

6'9" x 4'9" (2.06m x 1.45m)

Range of cream wall and base units featuring cupboards. Wood effect working surfaces. Single drainer stainless steel sink with mixer tap. Space for washing machine and tumble dryer. Tiled floor with underfloor heating. Light activated extractor fan.



## FIRST FLOOR LANDING

8'5 x 6'6 (2.57m x 1.98m)

Approached via turn flight staircase hallway. Frosted UPVC double glazed window to side. Built in cupboard with wooden slatted shelves for drying. Large loft access via wooden foldaway ladder with lighting and power. Underfloor heating.

## BEDROOM ONE

12'4 x 9'10 (3.76m x 3.00m)

Double bedroom. Two double width fitted wardrobes. UPVC framed double glazed sash window to rear. Wall mounted T.V. aerial point. Underfloor heating.

## ENSUITE SHOWER ROOM

6'2 x 4'7 (1.88m x 1.40m)

Modern white suite comprising large shower base with glass screen. Overhead rainfall and hand shower. Vanity top wash basin with two drawers below and top flush W.C. Light activated extractor fan. LED ceiling spotlights. Tiled floor with underfloor heating. Chrome heated towel rail. Electric shaver point. Walls tiled to splash areas.

## BEDROOM TWO

9'9 x 9'3 (2.97m x 2.82m)

Double bedroom. With 2'3 door recess. The width measurement taken to the back of the fitted wardrobes being two double width with hanging rails and shelving. Underfloor heating. UPVC framed double glazed sash window to front. Wall mounted T.V. aerial points.

## BEDROOM THREE

12'9" x 6' (3.89m x 1.83m )

Double bedroom. Fitted wardrobe. Underfloor heating. UPVC framed double glazed sash window to rear. Underfloor heating.

## BEDROOM FOUR

11'6" x 6'0" (3.51 x 1.83)

UPVC framed double glazed sash window to front. Underfloor heating. Over stairs storage cupboard.

## BATHROOM

6'3 x 6'2 (1.91m x 1.88m)

White suite comprising of bath with shower mixer. Part vanity top wash basin with cupboards below. Concealed cistern W.C. Tiled floor with underfloor heating. LED ceiling spotlights. Chrome heated towel rail. Velux natural light port. Walls tiled to splash areas.







**Dugdale Hill Lane, Hertfordshire EN6**

Total Area: 107.6 m<sup>2</sup> ... 1159 ft<sup>2</sup>

All measurements are approximate and for display purposes only

**Duncan Perry**



### EXTERIOR FRONT

Predominately block paved with small flower border providing parking for two cars. EV charger.

Tenure - Freehold. 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.

### EXTERIOR REAR

37' x 21 (11.28m x 6.40m)

Backing westerly with full width paved patio. External lighting point and water point. Walled flower bed. Path leading the full length of the garden with lawned area and timber pergola. Power source to the rear of the garden. Well secluded with brick wall and timber fence panelling. Rear access via timber side gate and further patio to the rear of the westerly aspect garden.



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