



46 Santers Lane, Potters Bar, Herts, EN6 2BX
Offers In Excess Of £900,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Situated within Dame Alice Owens catchment and facing fields, this significantly extended and individually designed four/five bedroom semi detached chalet bungalow with total area 143 sq m, 1549 feet. Featuring kitchen/family/dining room, lounge, separate study/bedroom five and further feature gallery study area. Property also features

two shower rooms and en-suite bathroom. It has further lapsed planning for rear, side and front extension. Viewing is essential.



- DAME ALICE OWENS CATCHMENT 2025
- FOUR/FIVE BEDROOM SEMI DETACHED CHALET BUNGALOW
- EXPIRED PLANNING PERMISSION
- TWO SHOWER ROOMS AND ONE EN SUITE
- GALLERIED LANDING
- 1549 SQ FEET
- BLOCK PAVED DRIVEWAY
- LANDSCAPED GARDEN
- WALKING DISTANCE TO SHOPS AND STATION
- FREEHOLD.COUNCIL TAX BAND F



Part frosted leaded light and stained glass door opens into:

ENTRANCE HALL

Wood flooring. Double radiator. Fitted shoe storage cupboard. Under stairs storage cupboard. Ceiling spotlights. Further built in cupboard with shelving, space for washing machine and tiled floor.

KITCHEN/FAMILY/DINING ROOM

Kitchen area

Range of wall and base units featuring cupboards and drawers. Granite effect working surfaces with inset four ring gas hob. Fan oven below. Extractor hood above. Single drainer stainless steel sink. Space for dishwasher. Space for American style fridge freezer. Splashback tiling. Double glazed window to rear. Ceiling spotlights. Tiled floor.

Family dining area

Wood flooring. Double radiator. Vaulted ceiling with two Velux double glazed skylights. High level frosted double glazed part stained lead light window to side. Double width double glazed casement doors to rear.

LOUNGE

Continuing wood flooring from hallway. Two double radiators. Double glazed windows and casement doors to rear. TV aerial point. Wall light point.

STUDY/BEDROOM FIVE

Continuing wood flooring from hallway. Single radiator. Built in wardrobes with hanging rail and also housing gas central heating boiler. Ceiling spotlights.

BEDROOM FOUR

Single radiator. Double glazed bow window to front. Wood effect flooring.

BEDROOM THREE

Double radiator. Double glazed bow window to front. Laminate wood effect flooring.



DOWNSTAIRS SHOWER ROOM

White suite comprising large shower base, walk in shower and glass screen. Overhead and hand shower. Wash basin set on wall mounted vanity unit with double drawer below. Top flush WC. Tiled walls and floor. Mirror front wall cabinet. Chrome heated towel rail. Ceiling spotlights.

FEATURE FIRST FLOOR FEATURE GALLERY ROOM

Feature balustrade overlooking family area of kitchen. Double glazed Velux sky light to front with views onto open ground. Access to Eaves storage area. Fitted wall shelving and cupboards.

BEDROOM ONE

Double radiator. Double glazed window to rear. Wall mounted TV aerial point.

EN-SUITE SHOWER ROOM

White suite comprising bath with mixer tap and shower over bath. Wash basin part set into vanity unit and double width cupboard below. Concealed cistern WC. Tiled walls and floor. Frosted double glazed window to rear. Extractor fan. Ceiling spotlights. Heated towel rail.

BEDROOM TWO

Some restricted head room. Double glazed Dorma window to front with views of open fields and trees. Double radiator.

UPSTAIRS SHOWER ROOM

White suite comprising shower base. Vanity top wash basin with double cupboard below. Concealed cistern WC. Further wall cupboard space. Eaves storage. Tiled walls and floor. Chrome heated towel rail. Extractor fan. Electric shaver point.

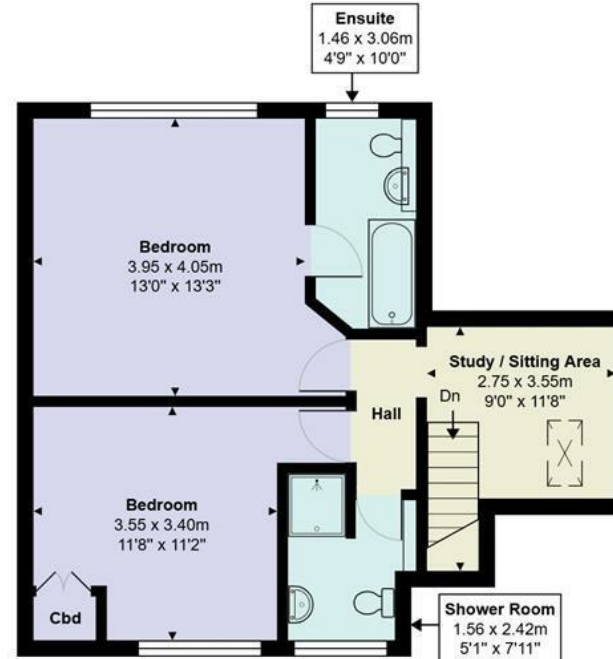
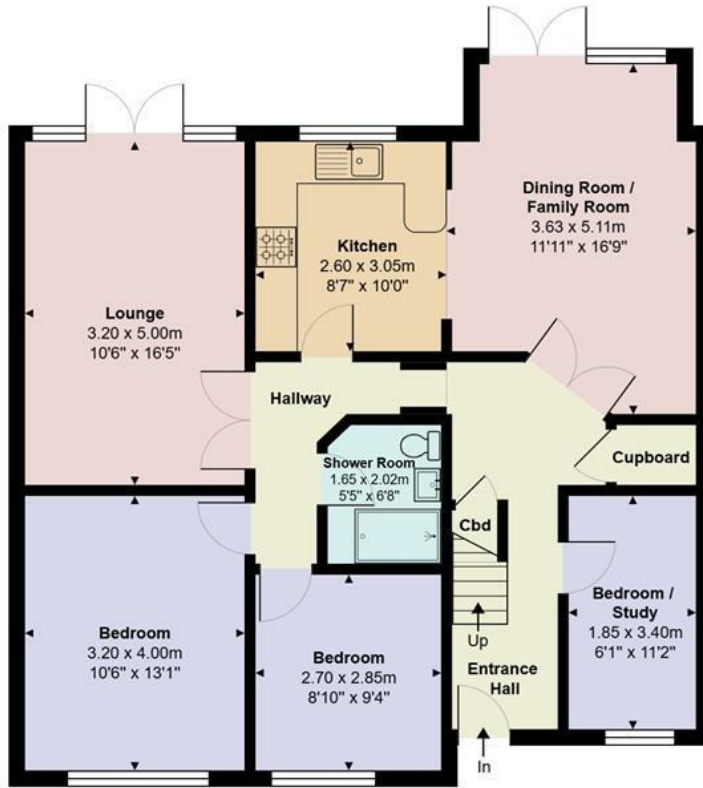
EXTERIOR REAR

42'3" x 35'9" (at widest point) (12.89m x 10.92m (at widest point))

Starting from the rear of the property is full width decking. External water point. External lighting. Decking extends almost full length of the garden along side good sized lawn area with raised sleeper edged beds. Featuring trees and shrubs. Well secluded with quality timber fencing incorporating lighting.







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Total Area: 140.9 m² ... 1516 ft²

All measurements are approximate and for display purposes only



EXTERIOR FRONT

56'7" (width) x 20'11" (deep) (17.25 (width) x 6.38 (deep))

Largely block paved for parking with lawn area and flower border.

Freehold. Council tax band F - Hertsme council

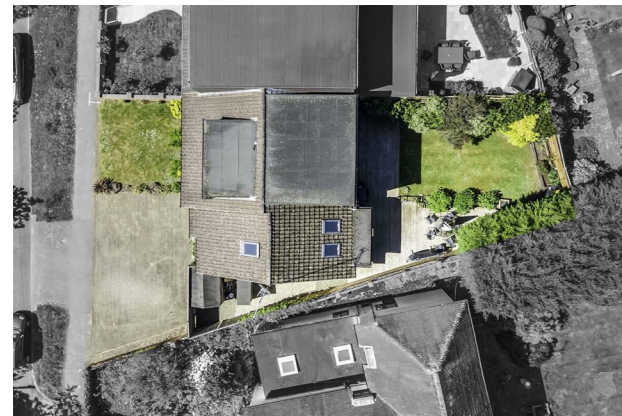
Property Information

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 SIDE

33'3" x 9'2" (average width as it tapers) (10.16 x 2.80 (average width as it tapers))

This area is predominately gravelled with some block paving. Features two garden sheds and access gate to front. Further lighting points.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating																													
Current	Potential	Current	Potential																												
View energy efficient - lower running costs		View environmentally friendly - lower CO ₂ emissions																													
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England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC																												



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