

**40A Clive Close, Potters Bar, EN6 2AE**
**£800,000**

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL
■ PROPERTY MANAGEMENT ■

Situated within it's own 1/4 acre gated secure and private plot with an 8' electric gate this UNIQUE THREE/FOUR DOUBLE BEDROOM DETACHED BUNGALOW offers 1/2 lounges, kitchen/breakfast room, large square entrance hall, bath/shower room, separate w.c., utility room and cloakroom. Gravelled parking area for several cars and garage. The property offers excellent extension potential and benefits from LARGE gardens to three sides including South and West aspects. Gas central heating, double glazing and within minutes walk of Potters Bar town centre and Mainline railway station. Internal viewing is essential.




- THREE/FOUR BEDROOM DETACHED BUNGALOW
- SET WITHIN ITS OWN 1/4 ACRE PLOT WITH SECLUDED GARDENS TO THREE SIDES.
- MINUTES WALK TO POTTERS BAR SHOPS AND MAINLINE STATION
- 1/2 LOUNGES
- SECOND RECEPTION ROOM/GUEST BEDROOM
- KITCHE/BREAKFAST ROOM/SEPARATE UTILITY ROOM
- LARGE SQUARE ENTRANCE HALL
- OFF STREET PARKING and DETACHED TIMBER GARAGE
- FREEHOLD
- COUNCIL TAX BAND E - HERTSMERE BOROUGH COUNCIL



Double glazed door opening into:

## ENTRANCE HALL

22'6 x 16'7 (narrowing to 3'7) (shortening to 7'8) (6.86m x 5.05m (narrowing to 1.09m) (shortening to )
L shaped.
Double width built in cupboard housing electricity consumer unit. Tiled floor. Double radiator. Wall light points. Built in shelf cupboard.

## LOUNGE

19'3 x 14' (5.87m x 4.27m)
Continuing tiled floor from hallway. Double aspect double glazed window to side. Double glazed double width casement doors to front patio. Tv aerial point. Two single radiators.

## KITCHEN /BREAKFAST ROOM

14'2 x 10'5 (widening to 12' into bay) (4.32m x 3.18m (widening to 3.66m into bay))
Bay window is double glazed and to side. Further double glazed window to front. Range of wood wall and base units featuring cupboards and drawers. Stone effect working surfaces and inset Neff electric ceramic hob. Separate double oven and grill. Double bowl sink unit with draining board. Space for dishwasher. Tiled floor. Tiled splashbacks. Fitted window seat on bay window. Space for American style fridge freezer.

## RECEPTION ROOM TWO/GUEST ROOM

19' x 17' (shortening to 11'7) (narrowing to 9') (5.79m x 5.18m (shortening to 3.53m) (narrowing to )
Tiled floor. Two double radiators. Double glazed windows to front. Double glazed double width casement doors to rear . Tv aerial point. Wall light points.







## UTILITY ROOM

6'11 x 6'10 (2.11m x 2.08m)

Space for tumble drier. Space for washing machine. Wall cupboards. Work tops. Frosted double glazed window to rear. Access to loft. Tiled floor.

## DOWNSTAIRS CLOAKROOM

White close coupled suite with double bowl sink and mixer tap. Frosted double glazed to rear. Splashback tiling. Tiled floor. Double radiator.

## BEDROOM ONE

12'1 x 10'9 (3.68m x 3.28m )

Double radiator. Tiled floor. Double glazed window to side.

## BEDROOM TWO

14' x9'4 (4.27m x2.84m)

Tiled floor. Single radiator. Double glazed window to side. Access to loft.

## BEDROOM THREE

13' x 10'9 (3.96m x 3.28m)

Width measurement taken to back of fitted wardrobe. Wardrobe is three double width with hanging rail and shelving. Matching chest of drawers. Double radiator. Tiled floor. Double glazed double width casement doors to rear.

## BATHROOM/SHOWER ROOM

10'4 x 7'7 (shortening to 6'5) (narrowing to 4') (3.15m x 2.31m (shortening to 1.96m) (narrowing to )

Suite comprising bath with mixer tap. Large shower base and wash basin with drawers and cupboards below and cupboards above. Tiled walls and floor. Frosted double glazed window to rear. Ceiling spotlights. Single radiator.


















# Clive Close, Hertfordshire EN6

Total Area: 154.1 m² ... 1659 ft²

All measurements are approximate and for display purposes only

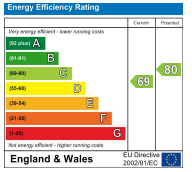


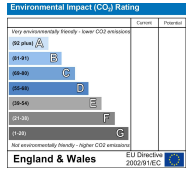
## SEPARATE WC

White suite comprising concealed cistern WC and corner wash hand basin with cupboard below. Half tiled walls. Tiled floor. Single radiator. Frosted double glazed window to rear.







## EXTERIOR

Property sits within its own plot and virtually on compass points. Main patio and garden are to the South and to the West sides of the bungalow. 120' x 50' - maximum length and width being triangular in shape. Consisting of large patio to the South side of bungalow. Good size lawn area to West and South side with pergola's leading into more natural un tended garden area. External lighting consisting of many lanterns. To the North side of the bungalow with access from the bedrooms - garden measures 80' x 61' maximum length and width measurements, this consists of patio, large lawn area and gravelled area to end of garden. Also has metal storage shed, external water point, wall mounted external lights and pathway leading to main parking area. Main parking area is gravelled and provides parking for several vehicles. Small lawn area to front of bungalow and mature pyracantha hedging.







## DETACHED TIMBER GARAGE

11'5 x 9'9 (internal measurements) (3.48m x 2.97m (internal measurements) )
Windows to side. Double width barn doors to front. Lighting and power.

FREEHOLD. COUNCIL TAX BAND E - HERTSMERE COUNCIL

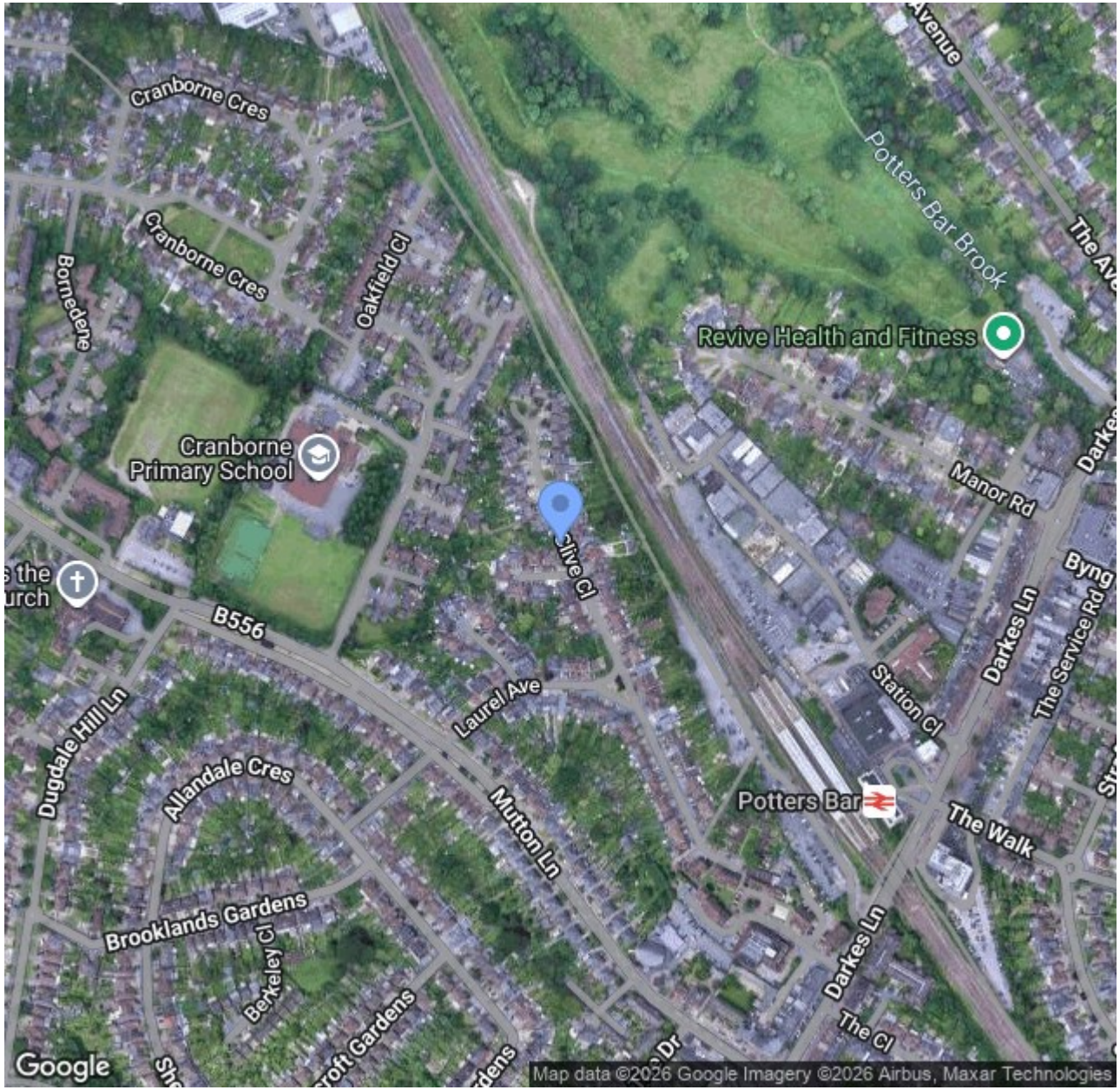
Property Information
We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.
















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