

49 The Shrublands, Potters Bar, Herts, EN6 2BN
£720,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL
■ PROPERTY MANAGEMENT ■

Offered CHAIN FREE and close to Dame Alice Owens School, we are delighted to offer the sale of this 4-Bedroom Semi Detached Chalet Bungalow.

Featuring 4 DOUBLE BEDROOMS, 2 Bathrooms, a 23' Living/Dining Room and benefitting from an 80' SOUTH FACING REAR GARDEN, Garage and Off-Street Parking. Potential for extension (subject to planning permission).

Located a short walk to Dame Alice Owens, in a highly desirable road with good access to all local amenities including shops and station.

Viewings by appointment only.



- FOUR DOUBLE BEDROOM SEMI-DETACHED BUNGALOW
- OFFERED CHAIN FREE
- TWO BATHROOMS
- 23' LIVING ROOM / DINING ROOM
- 80' SOUTH FACING REAR GARDEN
- GARAGE AND OFF STREET PARKING
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING PERMISSION)
- LOCATED SHORT WALK TO DAME ALICE OWENS SCHOOL
- GOOD ACCESS TO ALL LOCAL AMENITIES INCLUDING SHOPS AND STATION
- TENURE - FREEHOLD. COUNCIL TAX BAND E - HERTSMERE COUNCIL



Double glazed obscure glass front door opening to:

ENTRANCE HALL

Wooden flooring, coved ceiling, radiator, wall mounted Hive heating control and security alarm system, built in cupboard housing water tank and consumer unit.

LOUNGE / DINING ROOM

Wooden flooring, two radiators, coved ceiling, built in stainless steel mock fireplace, telephone point, double glazed sliding doors to:

KITCHEN

Wall of wall and base units, work surfaces, stainless steel sink with mixer tap, Tecnik dishwasher, Tecnik range cooker with one and a half oven 5 burners and extractor hood above, Beko washing machine, Glowworm boiler, laminate flooring, radiator, coved ceiling, double glazed windows to side and rear, double glazed door to rear garden.

CONSERVATORY

Tiled floor, double glazed windows to rear and sides, double glazed door to garden.

BEDROOM THREE

Wooden flooring, radiator, coved ceiling, telephone point, built in wardrobes with mirrored sliding doors, double glazed window to front.

BEDROOM FOUR

Wooden flooring, radiator, coved ceiling, double glazed window to front.







BATHROOM
White three piece suite comprising panelled bath with mixer tap and shower attachment with electric shower above, pedestal basin with mixer tap, toilet with top push flush, part tiled walls, heated towel rail, two obscure double glazed windows to side.

LANDING
Coved ceiling, turn flight stairs to ground floor.

BEDROOM ONE
Radiator, coved ceiling, built in wardrobe with hanging rail shelves and sliding doors, double glazed window to rear.

BEDROOM TWO
Radiator, coved ceiling, built in wardrobe, double glazed window to rear.

SHOWER ROOM
White W.C with top push flush, wall mounted glass bowl sink with mixer tap, enclosed shower cubicle with wall mounted shower attachments, heated towel rail, fully tiled walls, double glazed Velux window to front.

GARAGE / OFFICE
Laminate flooring, inset spot lights, power points, obscure window to side, obscure double glazed door to side.

REAR GARDEN
Patio area, lawn, tree and shrub borders, patio area to rear, shed, exterior tap.

FRONT OF PROPERTY
Paved for off street parking, pedestrian side access to rear.

















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The Shrublands, Hertfordshire EN6

Total Area: 130.3 m² ... 1402 ft²

All measurements are approximate and for display purposes only

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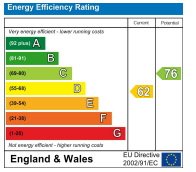
will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.

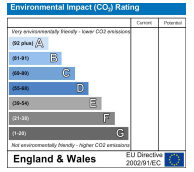
Tenure - Freehold. Council tax band E - Hertsmere Council.

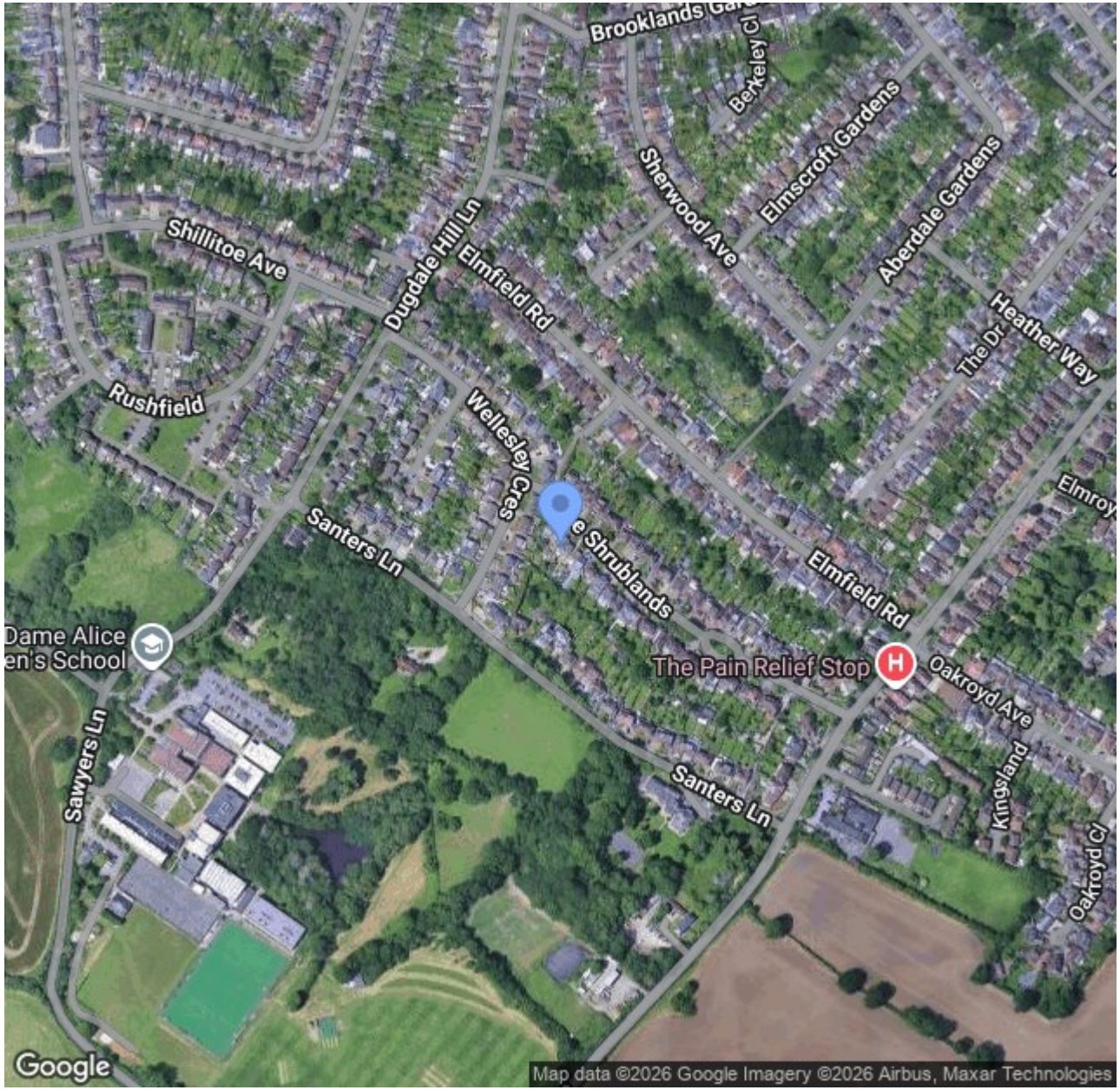
Property Information
We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we











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