



Duncan Perry

**15 Oakmere Lane, Potters Bar, EN6 5LS**  
**£685,000**

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SALES ■ LETTINGS ■ COMMERCIAL

Available CHAIN FREE is this detached 2 bedroom "Hicks" bungalow which has retained much of his original charm and benefits from a beautiful south facing garden backing on to Oakmere Park. Conveniently located being walking distance to shops, station and other amenities as well as M25 and A1M. The property itself features dual aspect

lounge/diner, large bathroom, two double bedrooms and kitchen. Externally is a delightful rear garden with summer house and garage. To the front is a large driveway with plenty of off-street parking. Viewings by appointment only.



- TWO DOUBLE BEDROOM DETACHED 'HICKS' STYLE BUNGALOW
- CONVENIENTLY LOCATED BEING WALKING DISTANCE TO SHOPS, STATION AND OTHER AMENITIES
- DUAL ASPECT LOUNGE / DINER
- LARGE BATHROOM
- DELIGHTFUL SOUTH FACING REAR GARDEN
- SUMMER HOUSE AND GARAGE
- LARGE DRIVEWAY WITH PLENTY OF OFF STREET PARKING
- OFFERED CHAIN FREE
- TENURE - FREEHOLD
- COUNCIL TAX BAND F - HERTSMERE COUNCIL



Composite front door with double glazed frosted leaded light panel with matching side lights. Leading into

### HALLWAY

Picture rail and double radiator. Access to loft. Two cupboards - one with hanging rail and the other with shelving and also houses consumer unit and electricity meter.

### LOUNGE / DINER

Open plan with double glazed leaded light oriel style window to front and patio style white UPVC sliding doors to rear. There are also two semi circular feature windows to side. Feature electric fire place with tiled hearth and stone surround. Picture/plate rail. Double radiator.

### KITCHEN

Features wall draw and base units in "lemon" with marble effect work tops and tiled splash backs. Space for dishwasher, gas cooker, fridge/freezer and washing machine. Stainless steel one and a half bowl sink with mixer tap. Wall mounted Worcester boiler. Double glazed door to side with matching side lights.

### BATHROOM

Features a white suite comprising of bath with mixer tap, wall mounted Aqualisa shower, glazed shower screen, top flush WC, and pedestal sink with mixer tap. Single radiator, wall mounted extractor, separate airing cupboard with rack shelving and hot water cylinder.

### BEDROOM ONE

White UPVC leaded light bay fronted window to front with radiator to fit bay. Separate double radiator. Fitted wardrobes in white. White UPVC double glazed window to side aspect. Coving to ceiling



## BEDROOM TWO

Fitted wardrobes in light wood effect. Double glazed window to rear overlooking garden. Coving to ceiling. Radiator.

## GARDEN

90 x 40 (27.43m x 12.19m)

South facing which is attractively planted with established borders and mature apple tree. Paved patio area which extends to the sides of the property which are both gated. Outside tap and lighting. Summerhouse (with power and lighting) and separate smaller shed. Sun awning.

## GARAGE

Up and over door and courtesy door to garden. Garage has power and lighting.

## FRONT OF PROPERTY

Driveway providing parking for several vehicles, lawned area, gates to both sides and open pillared porch.

Tenure - Freehold. Council tax band F - Hertsmeire 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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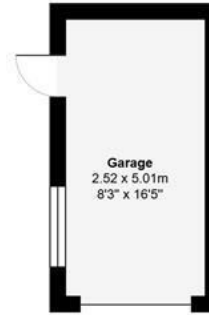
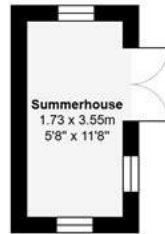
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**Oakmere Lane, Hertfordshire EN6**

Total Area: 79.9 m<sup>2</sup> ... 860 ft<sup>2</sup> (excluding garage, summerhouse)

All measurements are approximate and for display purposes only

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>95-100 A</p> <p>85-95 B</p> <p>75-85 C</p> <p>65-75 D</p> <p>55-65 E</p> <p>45-55 F</p> <p>35-45 G</p> <p>25-35 H</p> <p>1-25 I</p> <p>Not energy efficient - higher running costs</p>	<p>81</p>	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>95-100 A</p> <p>85-95 B</p> <p>75-85 C</p> <p>65-75 D</p> <p>55-65 E</p> <p>45-55 F</p> <p>35-45 G</p> <p>25-35 H</p> <p>1-30 I</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	<p>70</p>
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

