101 Aberdale Gardens, Potters Bar, Herts, EN6 2JG
£784,000

Duncan Perry
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Situated in cul-du-sac end of Aberdale Gardens but walking distance from Potters Bar town centre with mainline station and local shops. This extremely well presented three bedroom semi-detached bungalow features open plan lounge and dining room with adjoining kitchen. Beautifully landscaped gardens with large rear decking area with seating and outdoor kitchen. Brick built cavity wall home office just under 250 square foot. Viewing essential.

- THREE BEDROOM SEMI-DETACHED BUNGALOW
- SITUATED IN CUL-DU-SAC END OF ABERDALE GARDENS
- WALKING DISTANCE FROM POTTERS BAR TOWN CENTRE WITH MAINLINE STATION AND LOCAL SHOPS
- OPEN PLAN LOUNGE AND DINING ROOM
- BEAUTIFULLY LANDSCAPED SOUTH EASTERLY FACING GARDEN
- LARGE DECKING AREA WITH SEATING AND OUTDOOR KITCHEN
- BRICK BUILT CAVITY WALL HOME OFFICE
- OFF STREET PARKING
- TENURE - FREEHOLD. COUNCIL TAX BAND F - HERTSMERE COUNCIL
- VIEWING VIA APPOINTMENT ONLY

Part frosted and leaded light double glazed front door opens into

ENTRANCE PORCH

LED ceiling spotlights. Frosted double glazed windows to side. Frosted glazed door opens into

ENTRANCE HALL

18'10 x 3'10 (5.74m x 1.17m)

Widening to 8'9. Tiled floor. Built in cupboard housing electricity meter and consumer unit. Further cupboard with shelving. Access to loft via aluminium foldaway ladder, mostly boarded with light.

DINING ROOM

15'10 x 11'9 (4.83m x 3.58m)

LED ceiling spotlights. Laminate wood effect flooring. Wall mounted TV, power and aerial point. Double radiator. Open archway to

LOUNGE / FAMILY ROOM

16'10 x 14'8 (5.13m x 4.47m)

Continuing wood effect flooring. Feature vaulted ceiling. Two double glazed skylights and LED spotlights. 5-panel double glazed bi-fold doors to rear with fitted blinds. Wall mounted TV, aerial and power point. Wall mounted feature radiator. Part underfloor heating.

KITCHEN

12' x 12' (3.66m x 3.66m)

Range of white high gloss wall and base units featuring cupboards and drawers. Stone effect worktops and upstand. Inset 5-ring gas hob with fan oven below. Stainless steel sink unit. Splashback and extractor. Integrated Zanussi dishwasher and microwave. Space for American style fridge / freezer. Tiled floor and splashbacks. LED ceiling spotlights. Concealed Valiant gas central heating boiler.

UTILITY ROOM

5'9 x 5'3 (1.75m x 1.60m)

Space for washing machine and tumble dryer. Double glazed window to rear. Tiled floor. Extractor fan. LED ceiling spotlights.

BEDROOM ONE
12'5 x 12' (3.78m x 3.66m)
Range of bedroom furniture comprising three double width and two single width fitted wardrobes with hanging rails and shelving. Bridging cupboards, base cupboards and drawers. Integrated dressing table. Double radiator. Double glazed window to front. LED ceiling spotlights.

BEDROOM TWO
12' x 11'9 (3.66m x 3.58m)
Length measurement taken to back of the fitted wardrobes being four double width, wall to wall floor to ceiling with hanging rail and shelving. LED ceiling spotlights. Double radiator. Double glazed window to front

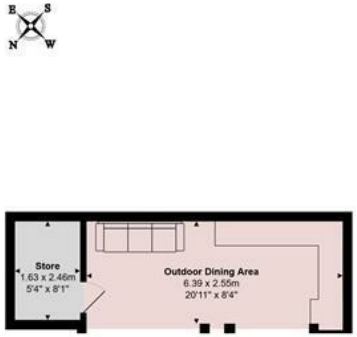
BEDROOM THREE
10' x 7'7 (3.05m x 2.31m)
Fitted dressing table, cupboards and wardrobe. Double radiator. LED ceiling spotlights. Double glazed windows to side.

BATHROOM
7'5 x 5'4 (2.26m x 1.63m)
White suite comprising bath with mixer tap, overhead shower and hand shower. Vanity top wash basin with double width cupboard below. Tiled walls and floor. Ceiling spotlights. Chrome heated towel rail. Electric shaver point. Extractor fan. Built in cupboard. Opaque double glazed window to side.

SEPARATE W.C.
White concealed cistern white suite with wall mounted wash basin. Half tiled walls. Tiled floor. LED ceiling spotlights. Opaque double glazed window to side.

EXTERIOR REAR
92' x 30'8 (28.04m x 9.35m)
Backing South Easterly. Starting from rear of property with two tiered decking inset LED step lights. Covered outdoor kitchen featuring granite top base units with cupboards below. Stainless steel sink. Space for BBQ. Tiled floor. Storage room measuring 8' x 5'2 with power and lighting. This extends into covered seating area with decked floor, power and lighting. Sleeper edged retaining beds lead down to main lawned area with steppingstone path and full length sleeper edged raised flower beds to either side. Rear section of garden is completely decked right across with external power point and downlighters.

Ground Floor
Area: 114.2 m² ... 1229 ft²



Outbuilding
Area: 20.7 m² ... 222 ft²

Outbuilding
Area: 22.2 m² ... 239 ft²

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Total Area: 157.0 m² ... 1690 ft² (excluding garden)

All measurements are approximate and for display purposes only

ROOM TWO

9'6 x 8'1 (2.90m x 2.46m)
LED ceiling spotlights. Power points. Access door from decking which is part double glazed opaque.

N.B. These two rooms could easily be made into one as they are only divided by stud partition.

EXTERIOR FRONT

Completely block paved for parking.

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

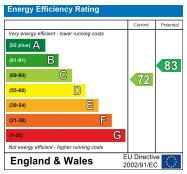
Property Information
We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and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

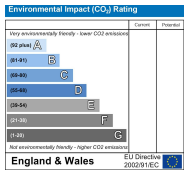
BRICK BUILT CAVITY WALL HOME OFFICE / ANNEXE

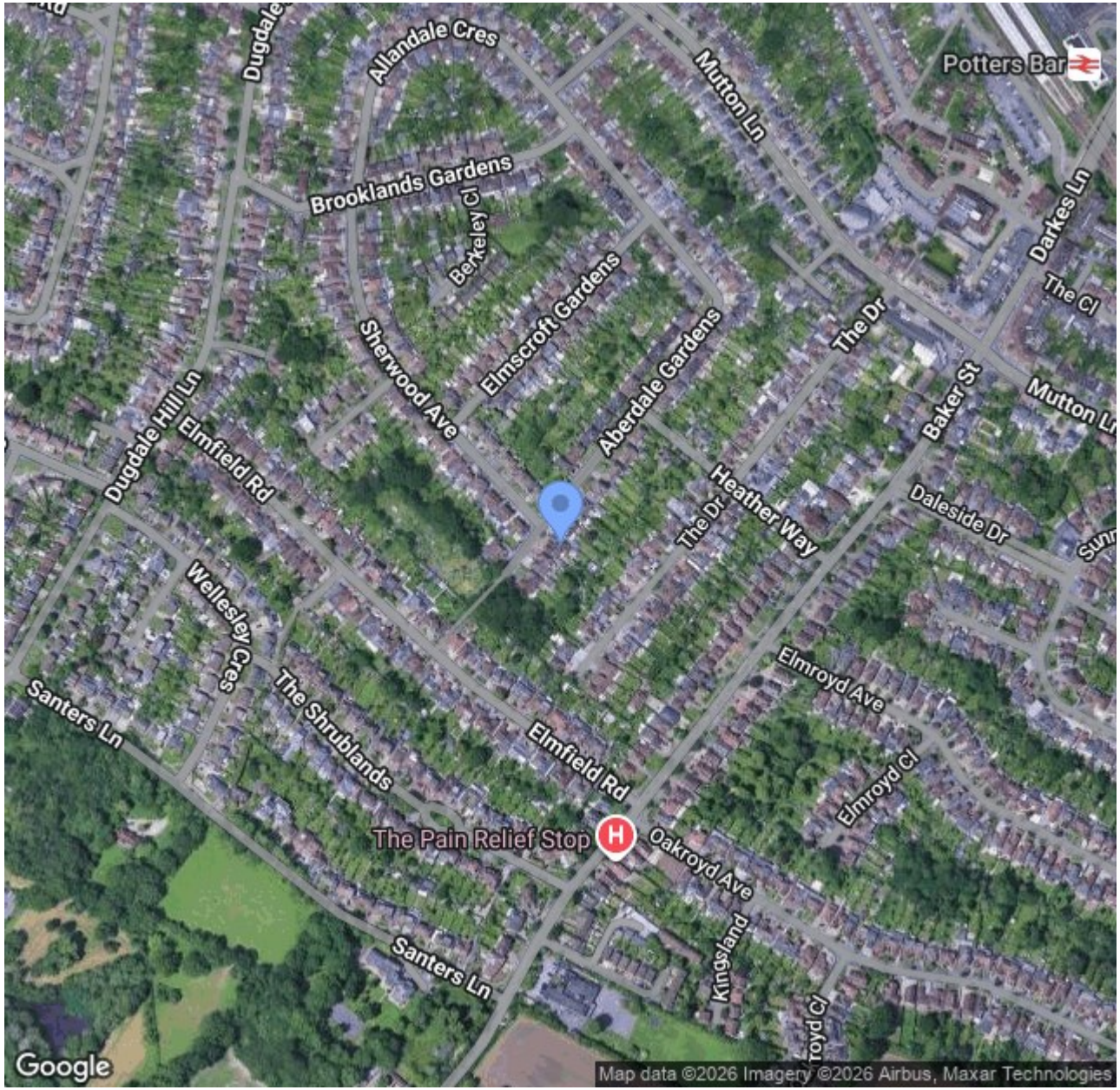
Three panel double glazed bi-fold doors open into

MAIN ROOM

16'2 x 10'3 (4.93m x 3.12m)
Narrowing to 9'7. LED ceiling spotlights. Opaque double glazed window to front. Range of power points.







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