



Duncan Perry

29 The Walk, Potters Bar, Herts, EN6 1QG
£875,000

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SALES ■ LETTINGS ■ COMMERCIAL

Available CHAIN FREE this 4-bedroom detached chalet bungalow located in The Walk, one of Potters Bar's most desirable locations being a short walk to station, shops, and other amenities as well as popular schools. The living accommodation is versatile and on the ground floor features two double bedrooms, shower room and an open plan

kitchen/lounge/diner. On the first are two further double bedrooms one with large en suite bathroom. Externally, there is a wonderful rear garden measuring 150 feet and to the front there is plenty of off-street parking together with a garage. Viewings are by appointment only.



- FOUR BEDROOM DETACHED CHALET BUNGALOW
- ONE OF POTTERS BAR'S MOST DESIRABLE LOCATIONS BEING SHORT WALK TO SHOPS, STATION AND AMENITIES
- VERSATILE LIVING ACCOMODATION
- OPEN PLAN KITCHEN / LOUNGE / DINER
- GROUND FLOOR SHOWER ROOM
- EN-SUITE BATHROOM TO MAIN BEDROOM
- 150' REAR GARDEN
- OFF STREET PARKING WITH GARAGE
- CHAIN FREE
- TENURE - FREEHOLD. COUNCIL TAX BAND F - HERTSMERE COUNCIL



Wooden front door with frosted glazed panel.
Opens into

HALLWAY

Spotlights to ceiling. Radiator. Wood flooring.
Storage cupboard with shelving and light. Straight
flight stairs to first floor.

BEDROOM

Spotlights to ceiling. Double radiator. Double
glazed white UPVC bay fronted window to front.

BEDROOM

Double radiator. Fitted wardrobes in light wood
with bridging unit above bed with downlighters.
Matching bedside cabinets. Matching dressing
table with drawers and storage cupboards.
Double glazed white UPVC bay fronted window to
front.

SHOWER ROOM

Fitted with a suite comprising large shower cubicle
with glazed door. Wall mounted controls. Wall
hung butler style sink with mixer taps. Top flush
W.C. Chrome heated towel rail. Spotlights and
extractor to ceiling. Illuminated bathroom cabinet.
Tiled walls. Wooden flooring. White UPVC obscure
glass double glazed window to side.

FIRST FLOOR LANDING

Velux style window to side. Access to eaves
storage which is boarded with lighting.

BEDROOM

Spotlights to ceiling. Fitted wardrobes in white with
matching chest of drawers, dressing table and
bedside cabinets. White UPVC double glazed
window to front. White UPVC double glazed
window to side.



ENSUITE BATHROOM

Comprising suite consisting of bath with mixer tap and shower attachment. Butler style wall hung sink with mixer tap. Top flush W.C. Chrome heated towel rail. Spotlights to ceiling. Extractor to ceiling. Tiled walls. Wooden flooring. White UPVC double glazed obscure glass window to side.

BEDROOM

Double radiator. White UPVC double glazed window to rear.

KITCHEN / LOUNGE / DINER

Kitchen section

Fitted with a range wall, drawer and base units with granite working surfaces and matching upstands. Integrated SMEG oven and 5-ring stainless steel SMEG gas hob. Stainless steel splashback and concealed extractor. Recessed stainless steel sink with mixer tap and grooved drainer. Spotlights to ceiling. Undercounter lighting. Wooden flooring extending through to breakfast area with space for seating. Double glazed patio doors leading onto decking. Door through to garage.

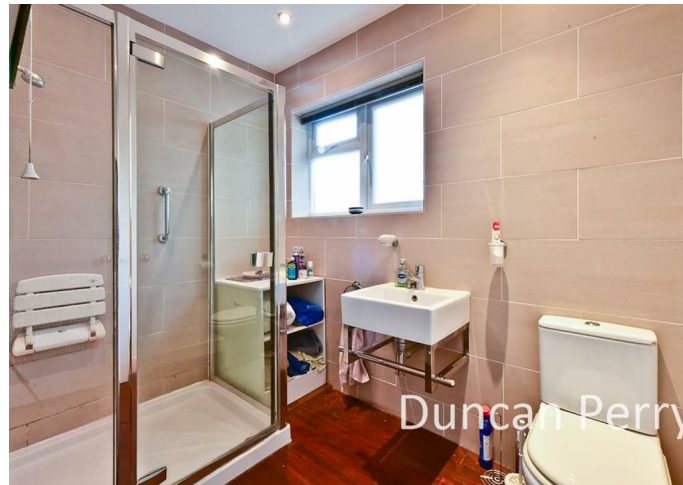
Lounge / diner section

Continuation of wooden flooring. Spotlights to ceiling. Double radiator. Double glazed bay fronted patio doors leading through to

REAR GARDEN

150 (45.72m)

Large raised decked area retained by timber and metal balustrades. External lighting. Outside tap. Decked area extends to side of property where there is gated access leading to front. Steps down to main garden predominately laid to lawn. Enclosed by mature hedging and planting. Pathway which leads towards rear of property where there's a timber summerhouse with it's own decked area. Rear of garden is a wooded copse area.





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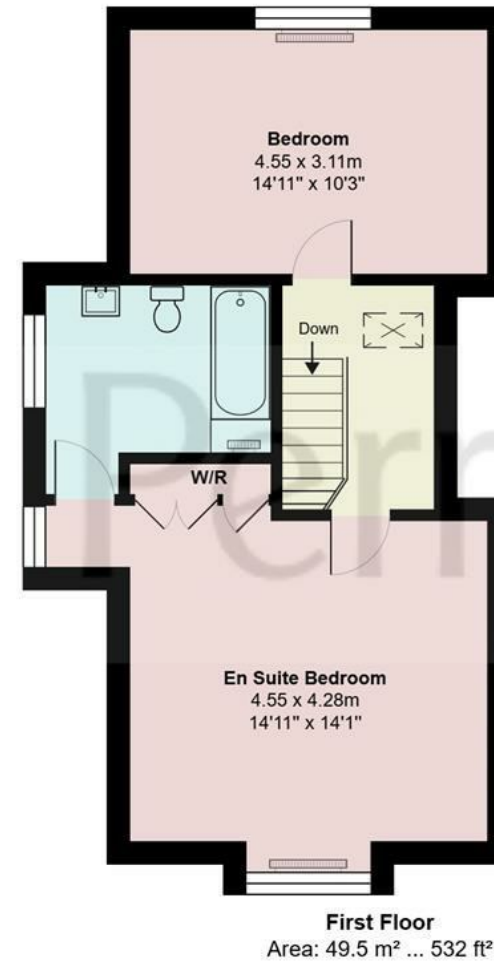
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The Walk, Hertfordshire EN6

Total Area: 134.0 m² ... 1442 ft² (excluding garage)

All measurements are approximate and for display purposes only

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FRONT OF PROPERTY

Wall to front. Large block paved driveway. External lighting. Access to garage via automated roller door. Gated access leading to rear of property. Block paved pathway leading to front of property with canopy and lighting above.

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.

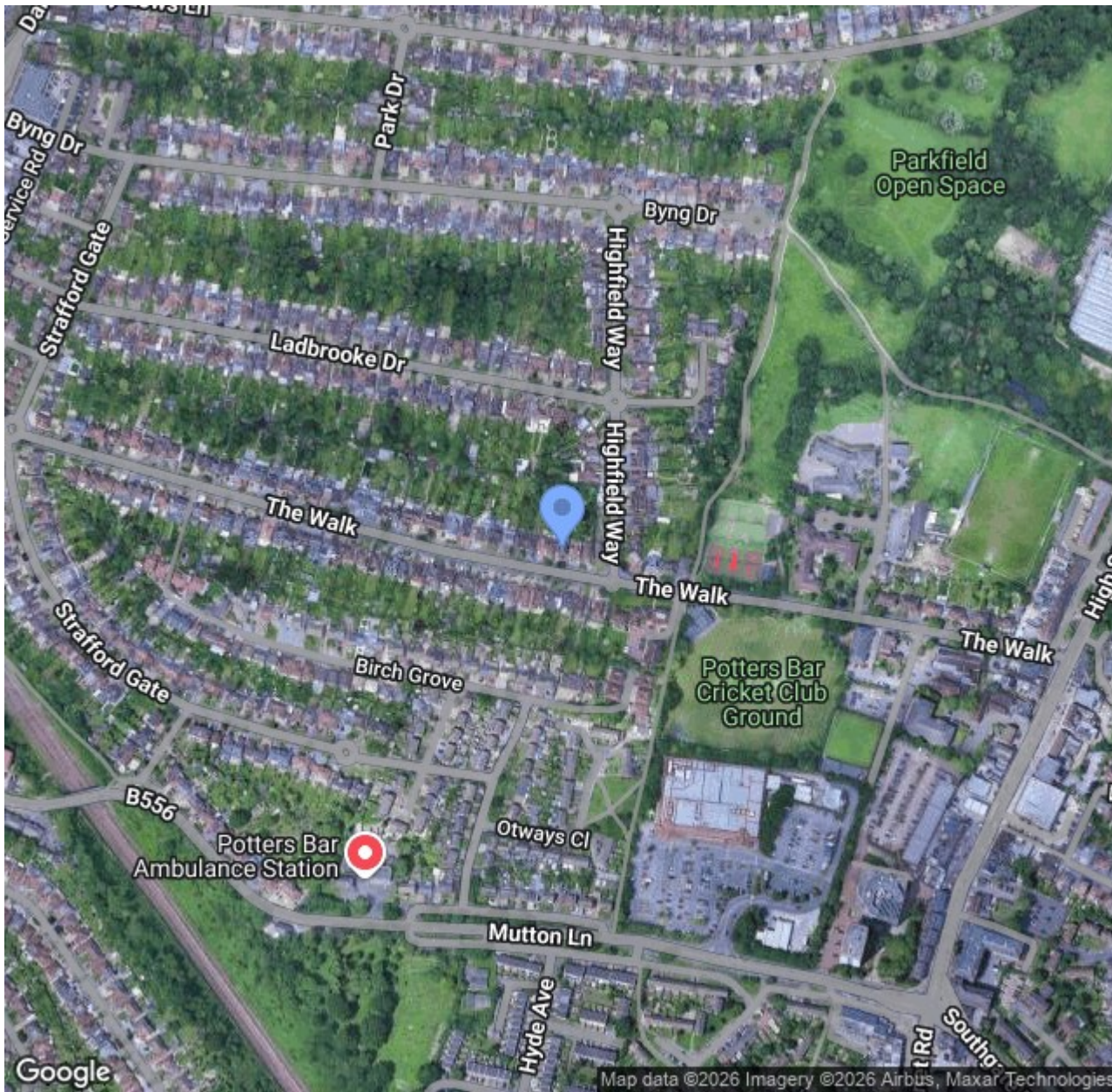
All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.

GARAGE

Automated roller door to front. Wall mounted Vaillant boiler. Shelving and storage cupboards. Plumbing for washing machine. Wall mounted gas meter, consumer unit and electricity meter.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
95-100 A		95-100 A	
81-94 B		81-94 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
49-54 E		49-54 E	
45-48 F		45-48 F	
39-44 G		39-44 G	
35-38 H		35-38 H	
1-34 I		1-34 I	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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