



**2 Bed  
Bungalow -  
Detached  
located in North  
Mymms**

**£550,000**



**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

Warrengate Road  
North Mymms  
Hatfield  
AL9 7TY

Recessed side front door porch. Part frosted glazed front door opens into:

#### ENTRANCE HALL

Single radiator. Picture rail. Cupboard with shelving and water softener.

#### LOUNGE

Feature fireplace with marble surround. Double radiator. Double glazed Georgian style window to side. Picture rail. Wall light points. Beamed ceiling feature. Multi paned double width doors opening into:

#### LEAN TO / CONSERVATORY

Single glazed windows to either side and to rear. Glass roof.

#### KITCHEN

Range of limed oak wall and base units featuring cupboards and drawers. Work tops with one and a half bowl stainless sink. Ceramic hob. Neff electric double oven and grill. Double radiator. Double glazed Georgian style window to side. Splash back tiling. Beamed ceiling feature. Concealed gas central heating boiler.

#### UTILITY ROOM

Continuing beamed ceiling feature. Double glazed window to rear. Wall mounted electric consumer unit.

#### REAR PORCH AREA

Quarry tiled floor. Space for fridge freezer. Part double glazed casement door to side.

#### BEDROOM ONE

Range of fitted wardrobes comprising two double width and two single width. Bridging cupboards over area for Robles or two single beds. Dressing table. Single radiator. Georgian style double glazed window to front. Beamed ceiling feature.

#### BEDROOM TWO

Georgian style double glazed window to front. Single radiator. Beamed ceiling feature.

#### BATHROOM

Coloured suite comprising bath with mixer tap and grab handles. Closed coupled WC. Pedestal wash hand basin. Frosted single glazed window to side. Tiled walls. access to loft.

#### EXTERIOR REAR

77' x 80'

Extensive rear garden widening to fence. Westerly aspect. Starting from the rear of the property with patio leading to main lawn area. Well stocked rockery edge to the lawn. Many mature shrubs giving a hedge like screening. Rear garden features further patio areas, one to either side. To the rear of the garden is a raised area with timber summerhouse.

#### EXTERIOR SIDE

Garden continues round to the side of the property where the front door is located. Continuing lawn area. Thick hedging including Conifer, Yew and Pyracantha. Crazy paved pathway leading to front gate.

#### FRONT GARDEN

Mixture of lawn and shrub beds. External water point. Tarmac driveway leading to combined garage and workshop at end of two car drive.

#### BRICK BUILT DETACHED GARAGE

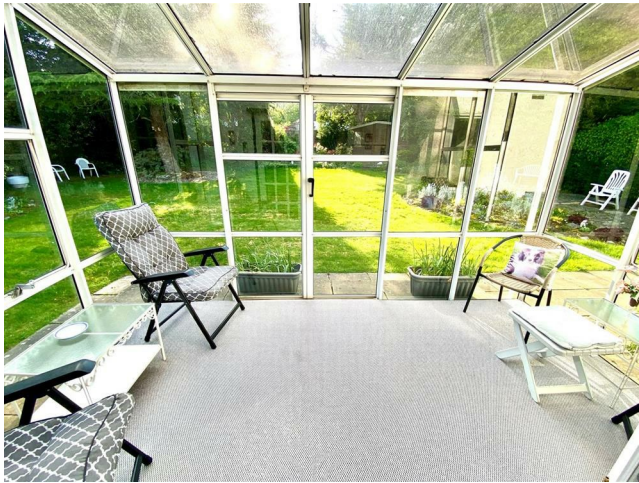
Automated up and over door to front. Lighting and power.

Freehold. Council tax band E - Welwyn and Hatfield 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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Total Area: 97.5 m<sup>2</sup> ... 1049 ft<sup>2</sup>  
Garden: 2.3.4m x 24.3m

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## DIRECTIONS

Please refer to google maps using property post code.

## CONTACT

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