

Dugdale Hill Lane, Potters Bar, EN6 2DJ



**Price: £799,995**  
**Freehold**

Vanessa McCallum Estates Ltd  
51 Bradmore Green, Brookmans Park,  
Hertfordshire, AL9 7QS  
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Email: [sales@vanessamccallumestates.co.uk](mailto:sales@vanessamccallumestates.co.uk)  
[www.vanessamccallumestates.co.uk](http://www.vanessamccallumestates.co.uk)



**A beautifully presented and extended 4-bedroom semi-detached chalet bungalow, ideally located on this highly sought-after road close to excellent local amenities and the renowned Dame Alice Owen's School. Offering versatile accommodation, the property features a spacious reception room, modern kitchen/dining room, utility room, two ground-floor bedrooms and bathroom, plus two first-floor bedrooms and a shower room. Outside, there is a south-facing 50ft rear garden with garden room and private off-street parking to the front.**

- 4 BEDROOM SEMI DETACHED CHALET BUNGALOW
- 2 BATHROOMS
- SPACIOUS RECEPTION ROOM
- UTILITY ROOM
- VERSATILE ACCOMMODATION
- BEAUTIFULLY PRESENTED
- 50FT SOUTH FACING REAR GARDEN
- GARDEN ROOM
- CLOSE TO AMENITIES
- PRIVATE OFF-STREET PARKING

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## FEATURES

### DESCRIPTION

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### ACCOMMODATION

ENTRANCE HALLWAY  
KITCHEN/DINING ROOM  
UTILITY ROOM  
RECEPTION ROOM  
GROUND FLOOR BATHROOM - with shower  
2 BEDROOMS

### FIRST FLOOR

2 BEDROOMS  
SHOWER ROOM

50FT SOUTH FACING REAR GARDEN  
GARDEN ROOM  
PRIVATE DRIVEWAY

### LOCATION

Dugdale Hill Lane is a turning off of Mutton Lane and is a convenient location for the local shops of Darkes Lane, Sainsbury's and the mainline railway station (Kings Cross/Moorgate). There are several schools close by. Access onto the A1(M) and M25 are only a short drive away.

### SERVICES

Gas Central Heating and Mains Drainage.  
Council Tax Band F

### LOCAL AUTHORITY

Hertsmere Borough Council.

### VIEWING

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES

### IMPORTANT INFORMATION CONCERNING THESE PARTICULARS

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

### ANTI MONEY LAUNDERING

Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. Facial recognition will be offered at a charge of £25 plus vat per person.

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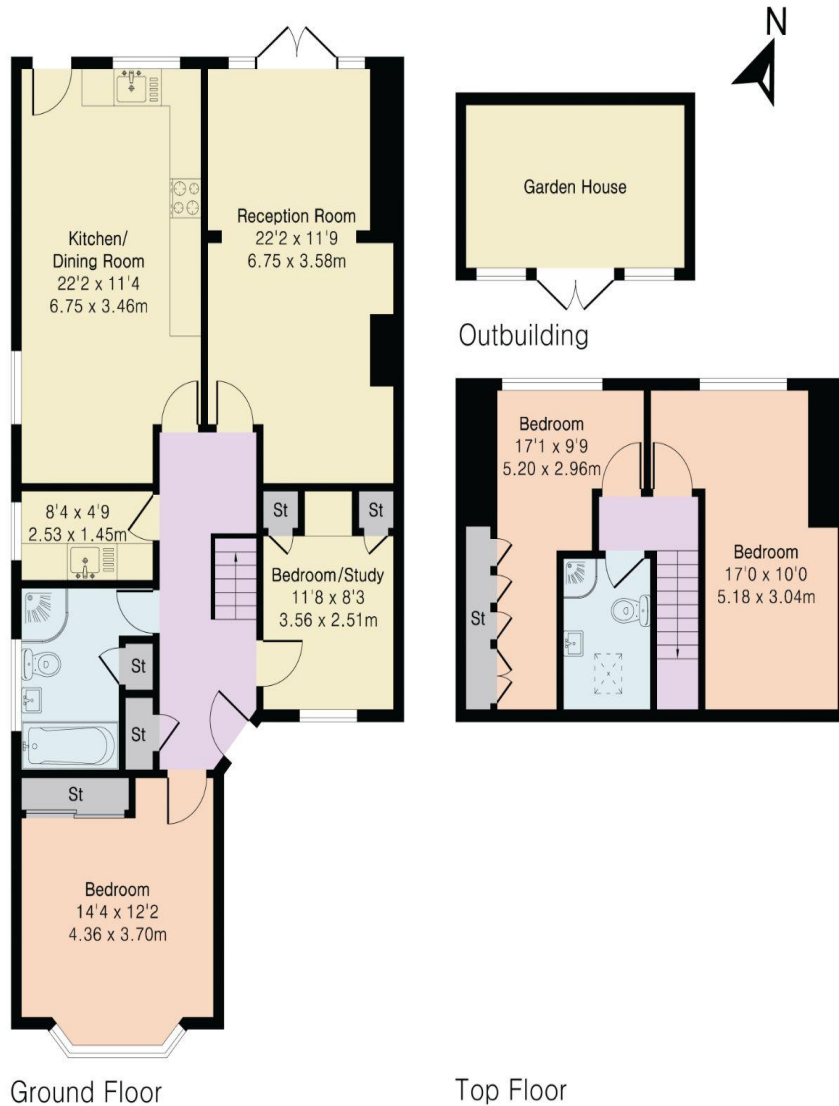
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**Approximate Gross Internal Area 1421 sq ft - 132 sq m**  
Ground Floor Area 1020 sq ft – 95 sq m  
Top Floor Area 401 sq ft – 37 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

