3 Bed House - Semi-Detached located in Potters Bar

£625,000

Duncan Perry
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■ PROPERTY MANAGEMENT ■

Dugdale Hill Lane
Potters Bar
Potters Bar
EN6 2DR

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Duncan Perry offer this well presented three bedroom semi detached house CHAIN FREE. Property features, ground floor, lounge, dining room, kitchen and downstairs WC. First floor has three good sized bedrooms and a family bathroom. 83' approx rear garden and off street parking. Potential to extend STPP. Walking distance to Dame Alice Owens school which is 558 metres away. Viewing recommended.

Brown UPVC front door with glazed panels opening into:

HALLWAY
Single radiator. Turn flight stairs to first floor. Two glazed white UPVC obscure window panels either side of front side door. Further white UPVC window to side. Under stairs cupboard for storage. Wood effect laminate flooring.

DOWNSTAIRS WC
White suite comprising top flush WC. Wall hung sink with mixer tap. Cupboard housing electric meter. Further cupboard housing consumer unit. Extractor fan. Tiled floor and tiled walls.

LOUNGE
Continuation of wood effect laminate flooring from hallway. White UPVC window to front. Single radiator. Coving to ceiling.

DINING ROOM
Continuation of wood effect laminate flooring from hall. Single radiator. Double width white UPVC French doors to rear with windows to either side. Coving to ceiling.

KITCHEN
Range of white wall, drawer and units with complimenting wood effect working surfaces above. Stainless steel sink with drainer and mixer tap. Cupboard housing Worcester gas central heating boiler. Space for washing machine. Zanussi integrated dishwasher. Space for fridge freezer. Breakfast bar area. Siemans integrated cooker. With ceramic induction hob above and stainless steel extractor hood above. White UPVC window to rear. White UPVC courtesy door with obscure glass to side. Wall mounted light activated extractor fan. Spotlights to ceiling. Wood effect laminate flooring.

FIRST FLOOR LANDING
White UPVC obscure glass window to side. Loft hatch.

BEDROOM ONE
White UPVC window to front. Single radiator. White wardrobe wardrobe with hanging and further storage cupboard above.

BEDROOM TWO
White UPVC window to rear. Single radiator. White wardrobe with hanging and separate cupboard above.

BEDROOM THREE
White UPVC window to front. Single radiator. Cupboard with shelf and hanging and a further separate cupboard above.

BATHROOM
White suite comprising bath with mixer tap and wall mounted shower attachment. Top flush WC. Sink set within a vanity unit with cupboard below and mixer tap. Mirrored bathroom cupboard above. White UPVC obscure glass window to rear. White radiator/towel rail. Tiled walls. Laminate flooring. Separate shower cubicle with glazed surround and wall mounted shower head. Shaver point. Extractor fan to ceiling. Spotlights to ceiling.

REAR GARDEN
82'8" approx
Assessed from French doors from dining room or courtesy door from kitchen onto a patio area. Outside tap. Timber shed next to patio with windows to side. Garden is mainly laid to lawn and flower beds containing mature shrubs and bushes. Path partway through garden reaching rear. Wooden gate at side of property providing access to front. Concealed gas meter at side.

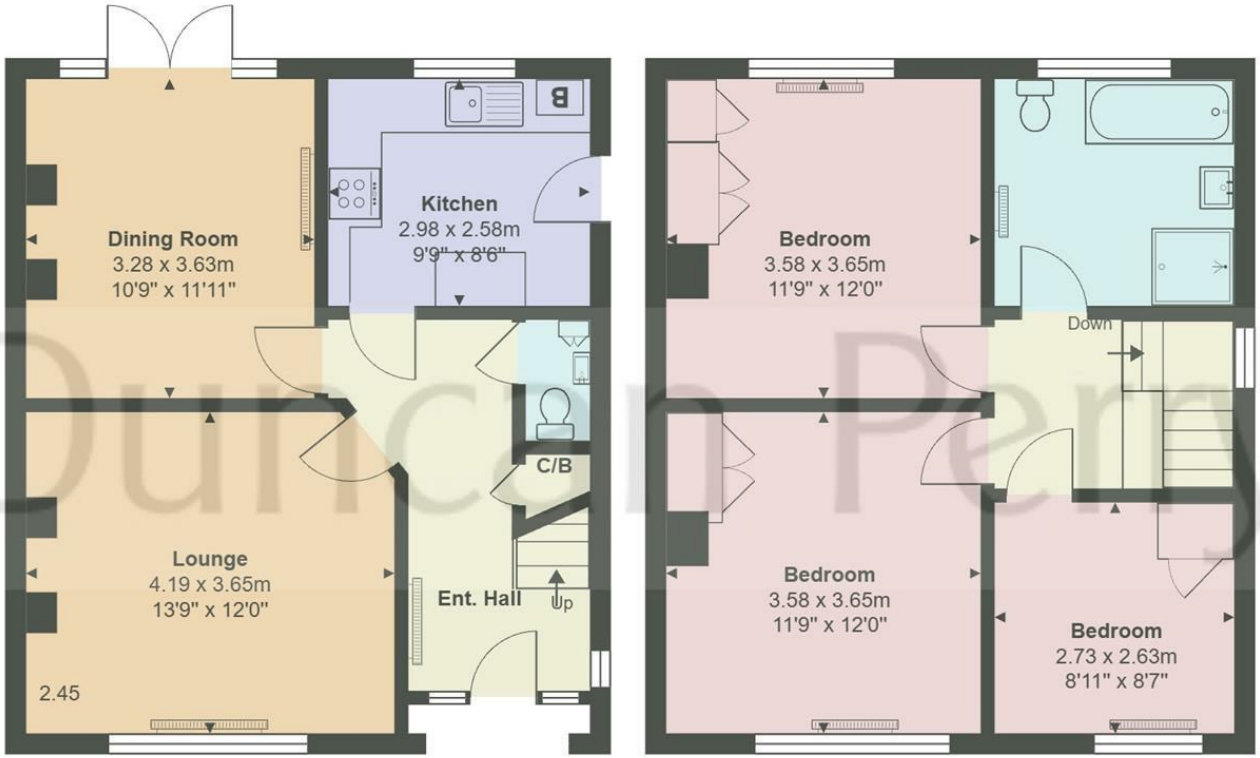
FRONT OF THE PROPERTY
Low wall to front. Block paved driveway. Step up to front door. Open porch canopy. Side access to rear via wooden gate.

Freehold. Council tax band E - 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.

89 Dugdale Hill Lane, Potters Bar, Potters Bar, EN6 2DR



Ground Floor
Area: 46.7 m² ... 503 ft²

First Floor
Area: 48.1 m² ... 518 ft²

Dugdale Hill Lane, Hertfordshire EN6

Total Area: 94.9 m² ... 1021 ft²

All measurements are approximate and for display purposes only

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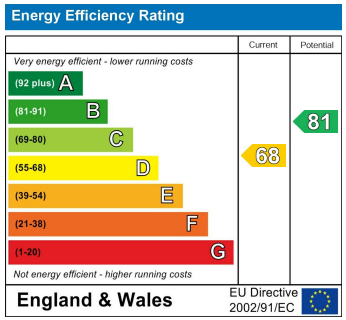

DIRECTIONS

Please refer to google maps using property postcode

CONTACT

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