



**2 Bed
Bungalow - Semi
Detached
located in Potters
Bar**

£400,000



Duncan Perry
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Gregory Avenue
Potters Bar
EN6 5PU

LARGE COVERED FRONT PORCH

10'9 x 3'5
Tiled floor. Slate tiled walls.

N.B. Should be noted that this is suitable for conversion to enclosed porch with glazing subject to regulations.

Part fronted glazed door opens into

ENTRANCE HALL

Laminate wood effect flooring. Access to loft via aluminium foldaway ladder.

KITCHEN / LOUNGE / DINER

15'1 x 11'
Range of high gloss wall and base units featuring cupboards and drawers. Wood effect working surfaces with inset stainless steel sink and ceramic electric hob with concealed extractor above and fan oven and grill below. Integrated fridge / freezer. Integrated dishwasher. Double radiator. Wood laminate effect flooring. Ceiling spotlights. Double glazed windows and casement door to rear overlooking communal gardens.

BEDROOM ONE

12' x 10'5
Double width wardrobe with hanging rail and cupboards above. Cupboard housing BEKO washing machine and tumble dryer with cupboard above. Double radiator. Double glazed window to rear overlooking communal gardens.

BEDROOM TWO

10'7 x 6'10
Built in cupboard housing Ideal Logic gas central heating boiler. Electric and gas meters. Double radiator. Double glazed window to front.

BATHROOM

7'1 x 5'6
White suite comprising bath with mixer tap and overhead

shower. Wash basin part set in vanity unit with cupboard below. Concealed cistern W.C. Laminate wood effect flooring. Chrome heated towel rail. Tiled to splash areas. Extractor fan. Frosted double glazed window to front.

EXTERIOR REAR

Large communal garden to rear of property. Backing south east.

EXTERIOR FRONT

34' x 18'
Hedging to front. Concrete pathway and gate. External water tap. Access to rear communal gardens via concrete pathway and timber gate.

Tenure - Freehold. Council tax band C - 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.

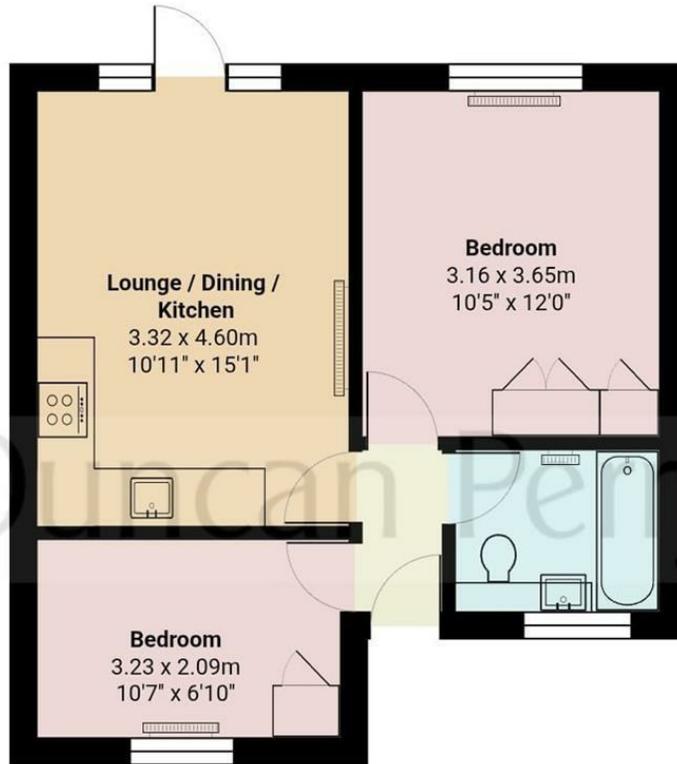






16 Gregory Avenue, Potters Bar, EN6 5PU





Gregory Avenue, Hertfordshire EN6

Total Area: 40.8 m² ... 440 ft²

All measurements are approximate and for display purposes only

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

DIRECTIONS

Please refer to Google Maps using postcode.

CONTACT

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