

Strafford Gate, Potters Bar, EN6 1PW
£700,000 Freehold (*see note over)

This two bedroom, two shower room detached level bungalow is conveniently located for both Darkes Lane and the High Street where you will find an array of local amenities, shops and restaurants. The property benefits from a rear extension with scope to extend further into the loft (stpp) a spacious kitchen dining room with two interconnecting reception rooms, gas central heating with under floor heating to the living areas, double glazed windows, block paved driveway and a garage. Early viewing recommended.

63 DARKES LANE POTTERS BAR HERTS EN6 1BJ

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Approach

Block paved with ample off street parking, several flower beds, and hedging to the front double gates leading to garage. Composite Entrance door with opaque glazed inset and flanked by 2 stained glass windows to the sides, exterior lantern sensor light.

Entrance Hallway

Under floor heating, power point, 2 ceiling light fittings, oak doors leading to various rooms:

Kitchen/Diner 17' 0" x 10' 0" (5.18m x 3.05m) max approx

Double glazed windows to the side and to the rear, incorporating back door, range of Cream 'Shaker Style' wall and base units with roll edge work surfaces over and under unit lighting, double sink unit with flexible/retractable pull out hand spray mixer tap and waste disposal unit, 5 ring gas hob with two built - in Electrolux ovens, space for and plumbed for washing machine, space for dryer and dishwasher, space for American style sized fridge/freezer with fitted unit surrounds with wine rack, unit housing boiler, decor wood beam, natural stone tiled flooring with 'wet' under floor heating with separate room thermostat, power points, 3 sets of track spot lights, door leading to patio:



Lounge 17' 0" x 14' 0" (5.18m x 4.26m) approx

Double glazed bi-folding doors leading to raised patio area, open feature custom built brick built fireplace with oak mantal beam, 'wet' under floor heating with separate room thermostat, 3 wall light fittings, 2 central light fittings, power points, mock wood beam, brick feature pillars linked to original wood beam dividing these rooms, open to the dining room.



Dining Room 13' 0" x 11' 0" (3.96m x 3.35m) approx

Double glazed windows to the front. Oak door, oak effect flooring, 'wet' under floor heating with separate room thermostat, power points, centre light fitting,



Bedroom One 12' 0" x 11' 0" (3.65m x 3.35m) approx

Double glazed windows to the front. Oak door, double glazed bay window to front, fitted sliding door wardrobes with hanging space, radiator, telephone point, power points, oak door to en-suite.



En-suite shower room

Shower cubicle with wall mounted power shower, concealed cistern WC, and pedestal wash hand basin with feature mirror with light surrounds, heated towel rail, natural stone tiled flooring with electric under floor heating, half tiled walls. Extractor Fan.



Bedroom Two 10' 9" x 8' 0" (3.27m x 2.44m) approx
Double glazed window to side, wardrobes to one wall, Oak door, radiator, power points, ceiling light fitting.



Shower room 6' 7" x 7' 3" (2.01m x 2.21m) approx
Frosted double glazed window to side, large walk-in shower with wall mounted power shower, concealed cistern WC and vanity wash hand basin with feature LED mirror above, storage cupboard, chrome heated towel rail, stone tiled flooring and tiled walls, recessed spotlights, extractor fan and loft access.



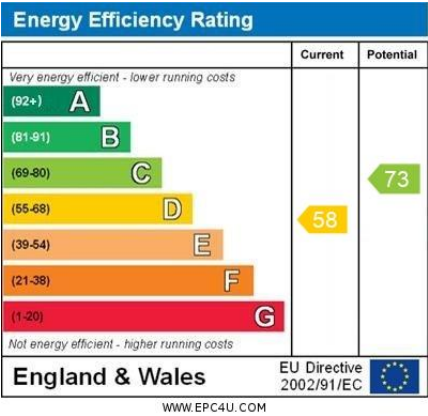
Garage 19' 0" x 9' 0" (5.79m x 2.74m) narrowing to 6'6" (1.98m) approx
Double hinged front doors, this divided into two areas for storage but could be reinstated as garage easily, power points, lighting, with double glazed window and door to garden at the rear.



Rear Garden
Raised patio area with steps down leading to further patio area, garden mainly laid to lawn, mature flowers and shrubs, pathway to garden shed.



Council Tax Band: E (Hertsmere)
Parking arrangements: Garage & Driveway
Mains Gas: Yes
Mains Electric: Yes
Mains Water/drainage: Yes
Heating Type: Gas central heating
Surface Water Flood Risk: Low Risk
Rivers & The Seas Flood Risk: Very Low Risk (source: Gov.uk)
Broadband Availability: Standard and Ultrafast (FTTP is not available) (Source: Ofcom & BT Broadband Availability Checker)
Mobile Availability: EE- Good indoors & outdoors. O2 Good outdoors, variable indoors. Three - Good Outdoors. Vodafone - Good outdoors, variable indoors (Source: Ofcom)





Measurements are approximate. Not to scale. Illustrative purposes only.
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