

2 Bed

Bungalow - Semi Detached

located in Potters Bar

£625,000







Duncan Perry

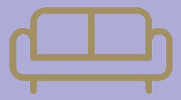
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Elmfield Road
Potters Bar
EN6 2JH


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Panelled front door with opaque double glazed fanlight opens into

ENTRANCE HALL
Double radiator. Laminate wood effect flooring. Large access door to loft with aluminium pull down ladder and light. Fitted cupboard housing hot water tank with wooden slatted shelves and cupboard above.

THROUGH LOUNGE / DINING ROOM
27'10" x 13'0"
Narrowing to 3.56 meters. Dual aspect with double glazed window to front. Double glazed patio doors to rear. Wall light points. Laminate wood effect flooring. Two double radiators. TV aerial point.

KITCHEN
10'4" x 9'7"
Range of light wood grained wall and base units featuring cupboards and drawers. Granite effect working surfaces with inset one and a half bowl stainless steel sink with mixer tap. Electrolux ceramic electric hob with extractor hood above. Separate Electrolux fan oven and grill. Space for washing machine. Space for dishwasher. Space for fridge / freezer. Double radiator. Quality tile effect laminate lino flooring. Double glazed window to rear. Double glazed window and frosted double glazed door to side. Concealed Valiant gas central heating boiler.

BEDROOM ONE
12'7" x 10'4"
Length measurement taken into bay to front with double glazed window. Width measurement taken to back of fitted wardrobes which are two double width mirror fronted with hanging rails and shelving. Double radiator.

BEDROOM TWO
10'11" x 8'5"
Fitted wardrobes and Bridger cupboards over double bed recess. Single radiator. Double glazed window to side.

SHOWER ROOM
8'2" x 6'2"
Modern white suite comprising shower base for walk in shower with glass screen. Triton electric shower. Vanity top wash basin with cupboards and drawers below. Top flush W.C. Tiled floor and splash back. Two high level frosted double glazed windows to side. Ceiling spotlights. Extractor fan. Heated towel rail.

BRICK BUILT ATTACHED GARAGE
15'7" x 7'1"
Up and over door to front with lighting. Double glazed window and frosted double glazed door to rear.

EXTERIOR REAR
83'1" x 32'5"
Backing southerly. Starting from rear of property with full width paved patio. Lighting and power points. Raised flower and shrub beds. Remainder of garden is predominately lawn with range of mature shrubs and trees. Timber garden shed located to rear of garden. Fold out canopy over lounge / dining room patio doors. External water point.

EXTERIOR FRONT
Predominately gravelled for parking with paved driveway and path retained by low brick wall.

Tenure - 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.


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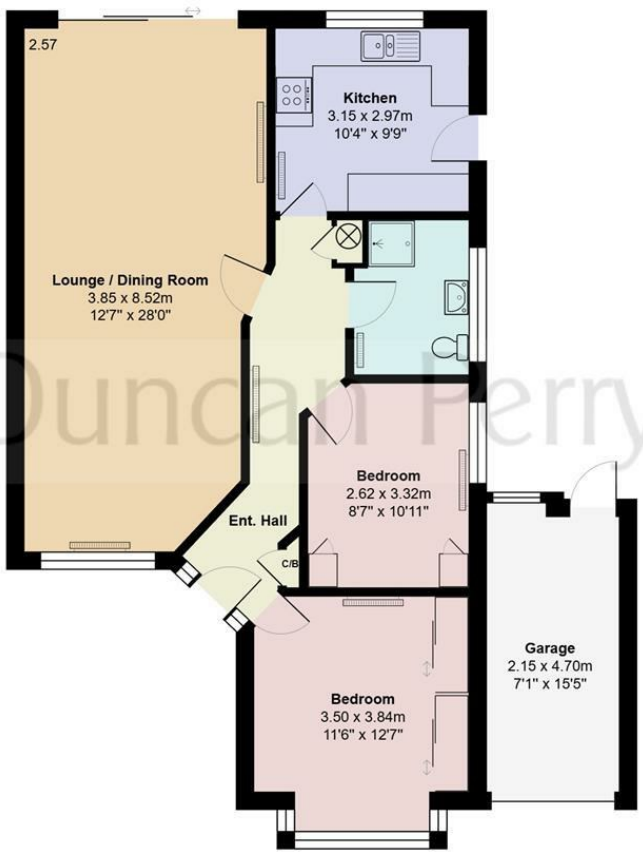


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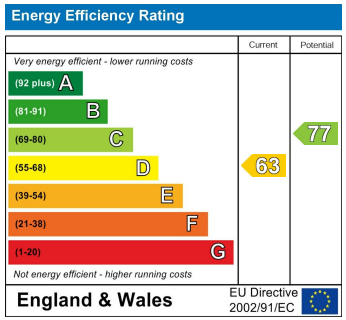
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Elmfield Road, Hertfordshire EN6

Total Area: 77.6 m² ... 836 ft² (excluding garage)

All measurements are approximate and for display purposes only

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DIRECTIONS

Please refer to Google Maps using postcode.

CONTACT

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