



**3 Bed
Bungalow - Semi Detached
Potters Bar**

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Billy Lows Lane

Potters Bar

EN6 1UX



Situated in one of Potters Bars most sought after locations, close to station, shops, park and popular schools. Three bedroom semi detached bungalow with open plan kitchen lounge, family bathroom, shower room, gas central heating, double glazing, large garden, garage and off street parking, The property also benefits smart heating control and security alarm. Viewings highly recommended!

ENTRANCE HALL

Wood effect laminate flooring, radiator, built in cupboard with hanging space and housing consumer unit, wall mounted smart heating control, security alarm control.

BEDROOM ONE

14'4" into bay x 12'5" into alcove

Radiator, television aerial point, double glazed bay window to front, two double glazed windows to side.

BEDROOM TWO

11'7" x 11'3"

Radiator, television aerial point, single wardrobe, double glazed window to front.

OFFICE/BEDROOM THREE

9'9" narrowing to 6'11" x 6'8" narrowing to 4'11"

Radiator, double glazed window to side.

BATHROOM

8'3" x 4'11"

White three piece suite comprising panelled bath with mixer tap and shower attachment, top push flush toilet, vanity unit with mixer tap and draws below, wall mounted mirror with light, tiled floor, part tiled walls, inset spot lights, extractor fan, heated towel rail, obscure double glazed window to side.

SHOWER ROOM

8'4" narrowing to 6' x 4'3"

Fully tiled enclosed shower, white top push flush toilet, wall mounted sink with mixer tap, tiled floor, inset spot lights, wall mounted Worcester boiler, Vent Axia heat exchange, Beko washing machine, sky light tunnel.

OPEN PLAN LOUNGE KITCHEN

24'2" narrowing to 15'5" x 13'1" narrowing to 7'11"

KITCHEN AREA:

Range of wall and base units, work surfaces, breakfast bar, stainless steel sink, electric oven, Lamona integrated induction hob with extractor hood above, Samsung freestanding fridge/freezer, integrated Lamona dishwasher, inset spot lights, double glazed window to rear.

LOUNGE AREA:

Wood effect laminate flooring, vertical radiator, television aerial point, double glazed bi folding doors to rear.

EXTERIOR

REAR GARDEN

approx 115'

Large lawn area with tree and shrub borders, further area to rear with additional lawn, apple tree and shrub borders, exterior water tap, power socket and lights, decking area and patio area.

£2,500 Per Calendar Month

Situated in one of Potters Bars most sought after locations, close to station, shops, park and popular schools. Three bedroom semi detached bungalow with open plan kitchen lounge, family bathroom, shower room, gas central heating, double glazing, large garden, garage and off street parking, The property also benefits smart heating control and security alarm. Viewings highly recommended!



GARAGE

18'8" x 7'11"

Power and light.

FRONT GARDEN

Paved for off street parking, flower and shrub border.

AGENT NOTES

Holding Deposit £553

Dilapidations Deposit £2,769 - 12 month tenancy

EPC Rating - E

Council Tax Band E - Hertsmere Council



Property Mis Descriptions Act

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. All measurements quoted are approximate. Any discussions regarding a potential tenancy are subject to contract.





57 Billy Lows Lane, Potters Bar, EN6 1UX

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

DIRECTIONS

CONTACT

48A The Broadway
Potters Bar
Herts.
EN6 2HW

E: lettings@duncanperry.co.uk

T: 01707655466

<https://www.duncanperry.co.uk>

