



80 Byng Drive, Potters Bar, Herts, EN6 1UH
£900,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Beautifully presented THREE BEDROOM CHALET BUNGALOW featuring two en-suites, underfloor heating throughout, large kitchen/family dining room, 112' garden. Property is walking distance from Darkes Lane with shops and station. Offered chain free.



- THREE BEDROOM SEMI DETACHED CHALET BUNGALOW
- LARGE OPENPLAN KITCHEN/FAMILY DINING ROOM
- 112' GARDEN
- UTILITY ROOM
- TWO EN-SUITES
- HOME OFFICE
- UNDERFLOOR HEATING THROUGHOUT
- WALKING DISTANCE FROM SHOPS AND MAINLINE STATION
- CHAIN FREE
- TENURE - FREEHOLD. COUNCIL TAX BAND E - HERTSMERE COUNCIL



Panelled front door with partly obscure double glazed panels opening into:

ENTRANCE HALL

17'5 x 6'8 (average width) (5.31m x 2.03m (average width))

Wood effect Amtico flooring with under floor heating. Double width cloak cupboard with hanging rail and shelf also housing electricity consumer unit. LED ceiling spotlights.

DOWNSTAIRS CLOAKROOM

Modern white suite comprising top flush WC and wall mounted vanity top wash basin with double width cupboard below. Continuing Amtico flooring with underfloor heating. Opaque double glazed window to side. LED ceiling spotlights. Extractor fan.

KITCHEN/FAMILY DINING ROOM

30'0 x 19'7 (widening to 21') (9.14m x 5.97m (widening to 6.40m))

Kitchen area

Range of wall and base units featuring cupboards and drawers. Quartz working surfaces with inset AEG ceramic induction hob with Elica extractor hood above. One and a half bowl stainless steel sink unit. Integrated Bosch Dishwasher. AEG fan oven and separate combination oven. Integrated fridge freezer. LED ceiling downlighters and plinth downlighters. Wood effect Amtico flooring with underfloor heating.

Lounge and dining area

Continuing Amtico flooring with underfloor heating. Wall mounted tv power and aerial points. Ceiling spotlights. Three double glazed roof domes. Two double glazed windows to rear. Large double width casement doors and full height windows to rear.

UTILITY ROOM

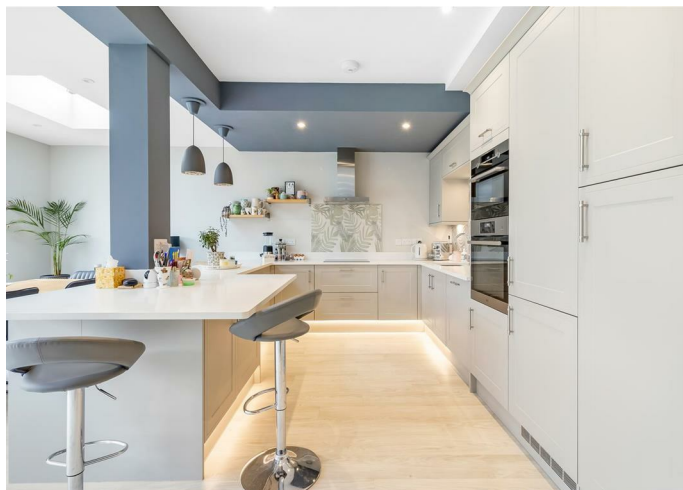
11' x 8'5' (3.35m x 2.57m')

Matching units to kitchen with cupboards. Quartz effect working surfaces with inset single drainer stainless steel sink. Space for washing machine. Space for tumble dryer. Wood effect Amtico flooring with underfloor heating. Splashback tiling. Double glazed window and casement door to rear. Concealed pressurised water tank and Worcester gas central heating boiler. Space for further fridge freezer. LED ceiling spotlights. Concealed water softener.

BEDROOM TWO

15'4 x 11'6 (4.67m x 3.51m)

Length measurement taken into bay. Bay window is double glazed leaded light to front. Amtico wood effect flooring with underfloor heating. Access to loft via aluminium fold away ladder.



EN-SUITE SHOWER ROOM

7'4 x 5'5 (2.24m x 1.65m)

Modern white suite comprising large shower base with glass shower screen. Overhead and hand shower. Wall mounted vanity top wash basin with drawers below. Wall mounted floating WC, Tiled walls. Tiled floor with underfloor heating. LED ceiling spotlights. Extractor fan. Opaque double glazed window to side. Chrome heated towel rail.

BEDROOM THREE

11'5 x 11' (3.48m x 3.35m)

Wood effect Amtico flooring with underfloor heating. Leaded light double glazed window to front.

FIRST FLOOR LANDING

Approached via turn flight staircase from hallway. Double glazed Velux skylight to front. LED ceiling spotlights.

BEDROOM ONE

13'8 x 13'4 (4.17m x 4.06m)

Double glazed window to rear. Ceiling spotlights. Underfloor heating.

DRESSING ROOM

10'2 x 5'1 (3.10m x 1.55m)

With fitted hanging rails. Double glazed Velux skylight to front. Underfloor heating.

EN-SUITE BATH/SHOWER ROOM

17'1 x 7'2 (5.21m x 2.18m)

Modern white suite comprising large shower base with glass screens, over head and hand held shower attachment. Large vanity top wash basin with drawers below. Wall mounted WC. Bath with mixer tap and hand shower. Tiled floor. Part tiled wall. Chrome heated towel rail. Double glazed Velux skylight to front. Opaque double glazed window to rear. Underfloor heating. Extractor fan. LED ceiling spotlights.

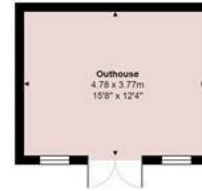
EXTERIOR REAR

112' (34.14m)

Starting from the rear of the property with raised patio. Main lawn area with full length path. Flower and shrub borders. Hedging to either side. Timber trellis screen and Pergola arch into the rear section of the garden. Gravelled area with home office and further timber garden shed. Power point on patio with external lighting . Paved sideway with external light point and water point leading to small garage.







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Total Area: 177.3 m² ... 1908 ft² (excluding garden)
All measurements are approximate and for display purposes only



EXTERIOR FRONT

Slate paving with brick edge providing ample parking. Flower and shrub border. External power point.

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.

HOME OFFICE

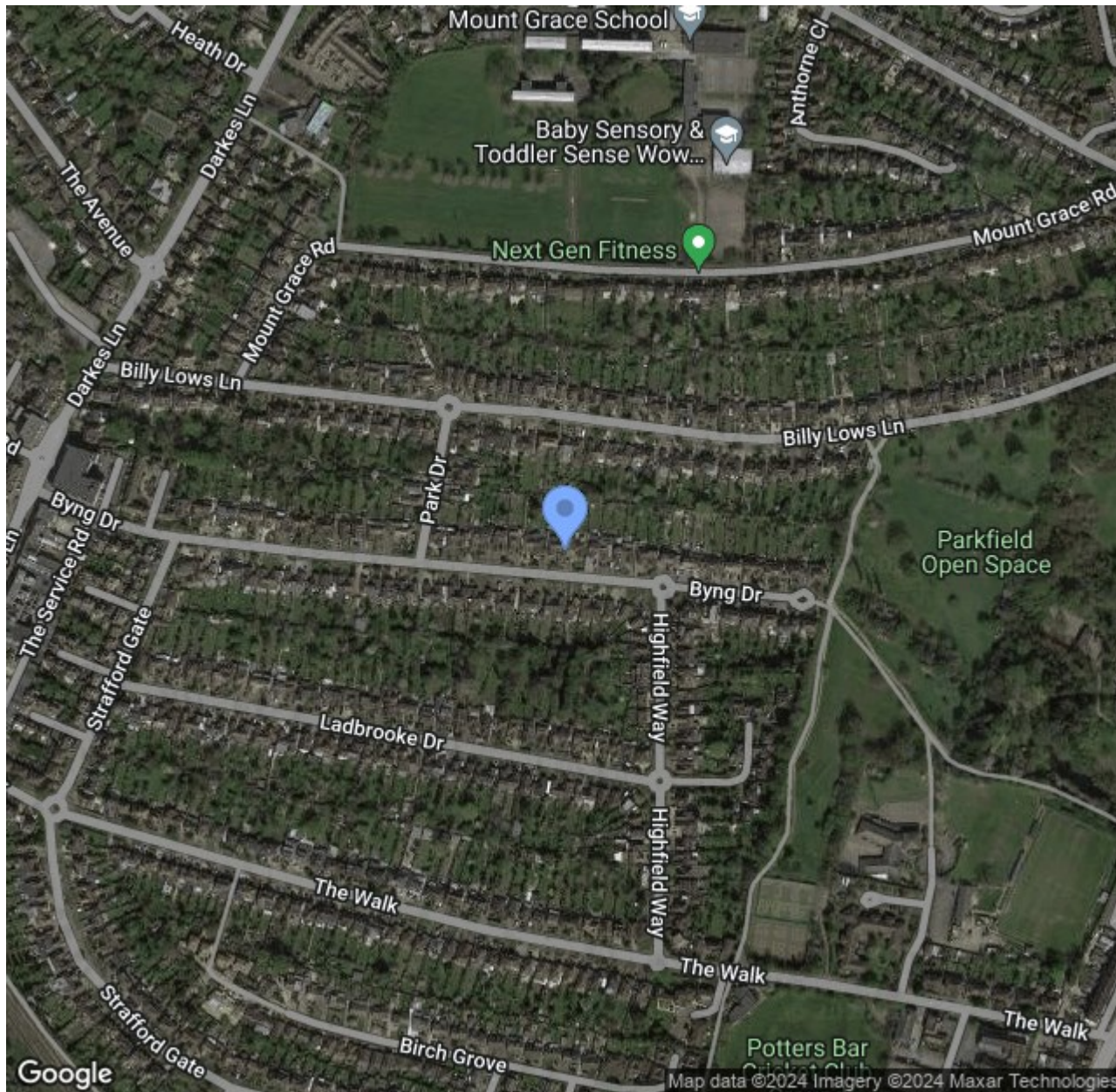
15'7 x 12'2 (4.75m x 3.71m)
Lighting and power. Mitsubishi air conditioning unit. Two double glazed windows to front. Double width part glazed casement doors to front. Laminate wood effect flooring.

GARAGE

10'10 x 7'11 (3.30m x 2.41m)
Barn doors to front. Lighting and power. Access door to rear.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
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Not energy efficient - higher running costs EU Directive 2002/91/EC		Not environmentally friendly - higher CO ₂ emissions EU Directive 2002/91/EC	
England & Wales		England & Wales	



The Estate Office, 48A The Broadway, Potters Bar, Herts., EN6 2HW
t. 01707655466 | e. sales@duncanperry.co.uk |

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