



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

**£725,000**



**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL



The Greenway  
Potters Bar  
EN6 2NB



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Available CHAIN FREE is this 3-bedroom chalet bungalow located in one of Potters Bars most popular residential locations within walking distance of shops, schools, and station. Presented in good condition throughout the property offers the buyer enormous potential with the opportunity to create a substantial family home by either extending or utilising the existing substantial garage space. The property enjoys a deep frontage with lots of off-street parking and 90' south facing garden. Viewings by appointment only.

Composite front door with central glazed leaded light panels with matching side lights opening into:

#### HALLWAY

Coving to ceiling. Covered radiator. Wood laminate flooring. Storage cupboard with shelving but also housing the consumer unit and electricity meter. Turn flight stairs to first floor.

#### LOUNGE

Continuation of flooring from hallway. Coving to ceiling. Feature gas fireplace with slate hearth and wood surround. Double glazed leaded light patio doors onto rear garden with matching side lights & top openers.

#### BEDROOM

Double glazed leaded light window to front. Single radiator. Wood laminate flooring. Coving to ceiling. Storage cupboard with shelving and hanging rail.

#### BEDROOM

Coving to ceiling. Wooden laminate flooring. Double glazed leaded light bay fronted window to front. Double radiator. Storage cupboard with louvre doors, hanging rail and shelving.

#### BATHROOM

Features a white suite comprising bath with mixer tap and shower attachment. Sink set within a vanity unit with storage cupboards and drawer below. Mirrored bathroom cabinet above. WC. Chrome heated towel rail. Wall mounted extractor. Spotlights to ceiling. Tiled walls and tiled floor.

#### KITCHEN

Fitted with a range of medium coloured wood wall, drawer and base units with black working surfaces above & matching upstands. Tiled splashbacks. Space for separate under counter fridge and freezer. Space for gas cooker and above a stainless steel and glazed extractor. One and a half bowl stainless steel sink with drainer and mixer tap. White UPVC double glazed leaded light window to rear and matching casement door. Spotlights to ceiling. Tiled floor. Storage cupboard which houses a Vaillant boiler, hot water cylinder, and thermostatic controls. Single radiator.

#### FIRST FLOOR LANDING

White UPVC double glazed leaded light window to rear. Doorway through to:

#### BEDROOM

White UPVC window to side. Double radiator. Doorway through to loft space, which is currently being used for storage purposes. This is boarded and has lighting.

#### REAR OF PROPERTY

90' approx

Accessed from kitchen or from the lounge leads out onto a large patio area, which is paved. Outside tap. Outside lighting. Step up to the main section of the garden which is South facing and predominately lawn. Timber shed to rear. From patio area there is a door through to:

#### GARAGE/UTILITY SPACE

This is split into two sections, Adjacent to the garden is a utility/workshop space which has power and lighting. Doorway through to tandem garage which again has power and lighting with an up and over door to front.

#### FRONT OF PROPERTY

Large blocked paved driveway which leads up to the garage with up and over door. External lighting. Lawn area to front. External cover gas meter and step up to front door with open canopy above and courtesy lighting.

Tenure - Freehold. Council tax band E - Hertsmere Council



### Property Information

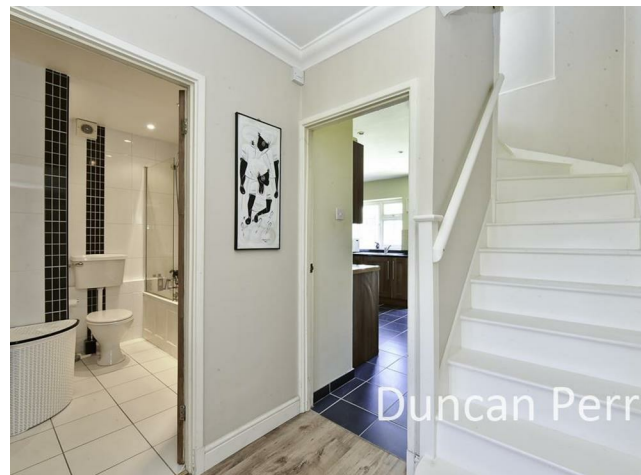
We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.







8 The Greenway, Potters Bar, EN6 2NB







## The Greenway, Hertfordshire EN6

Total Area: 121.8 m² ... 1311 ft² Inc. Garage & Utility Room

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		68
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

## DIRECTIONS

Please refer to google maps using property post code.

## CONTACT

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