



**3 Bed  
Bungalow -  
Detached  
located in Potters  
Bar  
£610,000**



**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL



Elmfield Road  
Potters Bar  
EN6 2JL



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Wooden front door with glazed Georgian style obscure glass panels opening into:

#### HALLWAY

Column style radiator. Wooden flooring. Coving to ceiling. Alarm panel. Access to loft via a large loft hatch via a drop down ladder. Loft is partially boarded, insulated and has lighting.

#### LOUNGE

Coving to ceiling. Continuation of wooden flooring from hallway. Double glazed patio doors to rear with matching windows and side lights and top openers. Column style radiator.

#### KITCHEN

Features a range of white wall, drawer and base units with flecked working surfaces above. Tiled splashbacks. Space for a dishwasher. Space for washing machine. Integrated Zanussi oven and above stainless steel four ring hob. Concealed extractor above hob. Stainless steel sink with mixer tap and drainer. Space for fridge freezer. Wall mounted Baxi combination boiler. Double glazed white UPVC window to side. Double glazed UPVC casement door to rear. Double radiator. Spotlights and coving to ceiling.

#### BATHROOM

Fitted with a white suite comprising of bath with mixer tap with separate handheld shower attachment and glazed screen. Pedestal sink with mixer tap. Top flush WC. Tiled walls. Tiled floor. Ceiling mounted extractor. Double glazed obscure glass window to side.

#### BEDROOM

Double glazed bay fronted window to front. Column radiator. Fitted wardrobes in white. Continuation of wooden flooring from hallway. Coving to ceiling.

#### BEDROOM TWO

Double glazed window to front. Vertical column style radiator. Continuation of wooden flooring from hallway. Bespoke corner

cupboard which conceals the electricity meter and the consumer unit.

#### BEDROOM THREE

Coving to ceiling. Double glazed window to side. Single radiator,

#### REAR GARDEN

82' length x 32' width approx

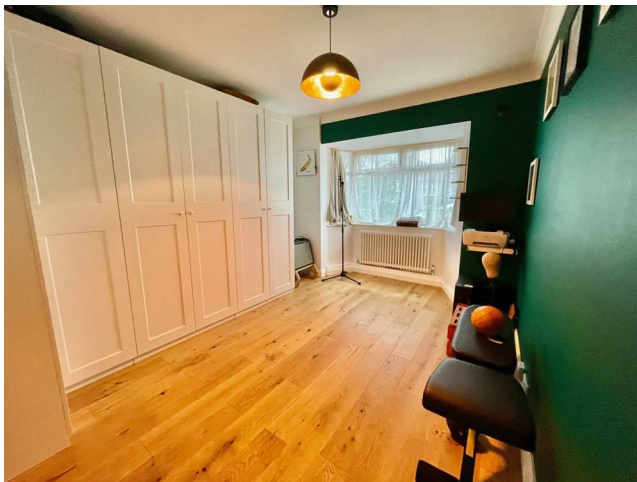
Accessed from the kitchen or from the lounge. Leading out onto a paved patio area. External light. Outside tap. Gated access which leads to the side of the property. Garden itself is laid to lawn. Courtesy door which leads to the garage.

#### GARAGE

Window facing onto the garden. Courtesy door onto garden. Power and lighting. Up and over door to front.

#### FRONT OF PROPERTY

Low brick wall to front. Gravelled driveway with mixed borders. Pathway to front door. Outside lighting. Shared driveway which leads through to the rear of the property to the garage with an up and over door. Covered external gas meter.



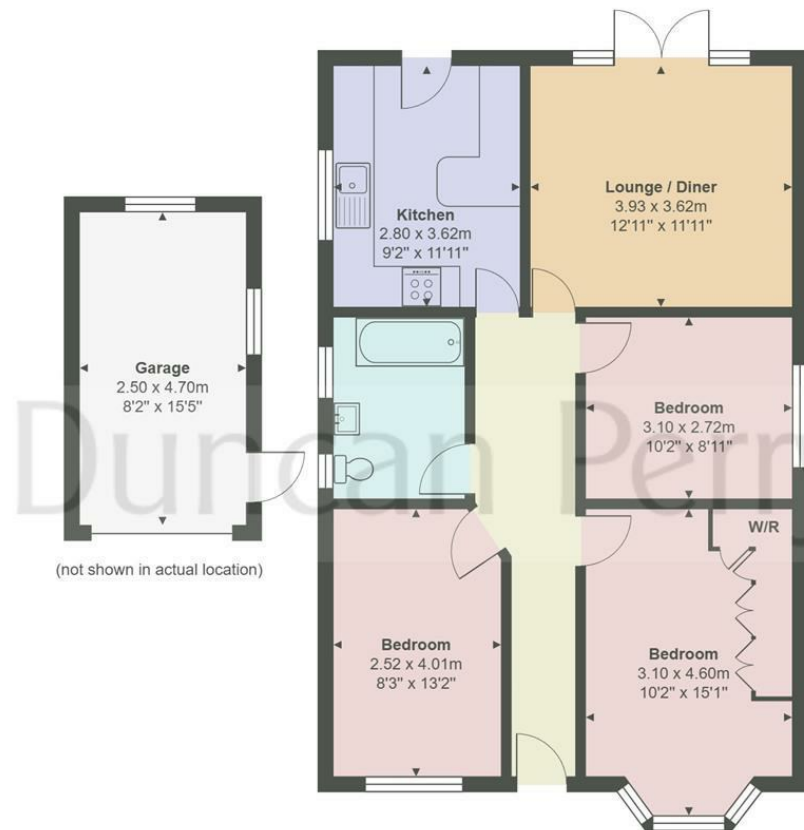




66 Elmfield Road, Potters Bar, EN6 2JL







## Elmfield Road, Hertfordshire EN6

Total Area: 86.2 m<sup>2</sup> ... 928 ft<sup>2</sup>

All measurements are approximate and for display purposes only

# Duncan Perry

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(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 postcode.

## CONTACT

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