



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

£599,950



Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

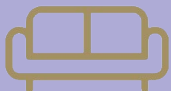
The Byway
Potters Bar
Herts
EN6 2LN



3



1



1



E

ENTRANCE HALL

Double glazed front door, radiator, built in storage cupboard housing electric meter and consumer unit.

BEDROOM ONE

18' 11" into bay window x 12' 11"
Two radiators, fireplace, double glazed bay window to front.

BEDROOM TWO

14' 1" into bay window x 12'
Radiator, double glazed bay window to front.

BEDROOM THREE

11' 7" into bay window x 9' 7"
Radiator, double glazed bay window to rear.

BATHROOM

White panelled bath with mixer tap and shower attachments, vanity unit with mixer tap, radiator, part tiled walls, built in cupboard housing water tank, obscured double glazed window to side.

SEPERATE WC

White low level wc, radiator, obscure double glazed window to side.

LOUNGE

17' 9" x 9' 11" narrowing to 9'1"
Television aerial point, radiator, double glazed sliding patio door to rear.

KITCHEN

14' 6" x 7' 7"
Range of wall and base units, work surfaces, Hotpoint washing machine, Hotpoint freestanding gas cooker, stainless steel double bowl single drainer sink with mixer tap, double glazed window to side, double glazed window and door to rear.

FRONT GARDEN

Lawn area, exterior light, path and steps to front door, paved for off street parking for one car.

REAR GARDEN

Small patio area, lawn area, tree and shrub borders, exterior light and water tap.

GARAGE/STORAGE

37' 8" x 7' 8"
Up and over powered door to front, lighting, power sockets.

AGENT NOTE: Garage is open to rear

AGENT NOTES

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.





31 The Byway, Potters Bar, Herts, EN6 2LN



The Byway, Hertfordshire EN6

Total Area: 122.3 m² ... 1316 ft²

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) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

DIRECTIONS

Please refer to Google Maps using postcode.

CONTACT

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