



**211 Mutton Lane, Potters Bar, Herts, EN6 2AN**  
**Offers In Excess Of £599,950**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL



Well presented semi-detached bungalow featuring separate lounge, kitchen / diner, two good sized bedrooms, shower room and large workshop / outbuilding. Off street parking for one to two vehicles. Walking distance to Darkes Lane with mainline station and shops. Viewing by appointment only.



- WELL PRESENTED SEMI-DETACHED BUNGALOW
- TWO GOOD SIZED BEDROOMS
- SEPARATE LOUNGE
- KITCHEN / DINER
- SHOWER ROOM
- LARGE OUTBUILDING / WORKSHOP
- OFF STREET PARKING
- WALKING DISTANCE TO MAINLINE TRAIN STATION AND SHOPS
- TENURE - FREEHOLD. COUNCIL TAX BAND D - HERTSMERE COUNCIL
- VIEWINGS BY APPOINTMENT ONLY





Steps leading up to wooden front door. Opening into

### HALLWAY

Coving to ceiling. Tiled flooring. Wall lights. Loft access with pull down ladder. Cupboard housing consumer unit, gas meter and electricity meter. Door to all rooms.

### LOUNGE

Coving to ceiling. Wooden flooring. Wall lights. Open fireplace (not in use). Radiator. White UPVC double glazed bay fronted window to front.

### DINING ROOM

Tiled floor. White UPVC double glazed window to side. Open aspect through to

### KITCHEN

Continuation of tiled flooring from dining room. Kitchen feature white high gloss wall, drawer and base units with complimentary working surfaces above. Space for washing machine. Integrated dishwasher. Space for fridge. Integrated AEG microwave. Integrated Hotpoint electric oven with Hotpoint induction hob above and AEG Electrolux extractor. Worcester Bosch combination boiler concealed within kitchen cupboard. Sink with mixer tap and grooved drainer. Stable doors to rear.

### BEDROOM ONE

Coving to ceiling. Fitted wardrobe in white with hanging and shelving. Built in desk with shelving above and below. Wooden laminate flooring. White UPVC double glazed window to front.

### BEDROOM TWO

Wooden laminate flooring. Fitted wardrobe with hanging rail and shelving. White UPVC bi-folding doors to rear.





## SHOWER ROOM

Featuring white suite comprising large walk-in shower with overhead shower and wall mounted controls. Fixed shower screen. Wash basin with mixer tap. Concealed cistern floating W.C. Chrome heated towel rail. Wall mounted extractor. Tiled walls and tiled floor. Spotlights to ceiling. Feature obscure glass window to rear.

## EXTERIOR REAR

60' x 60' approx (18.29m x 18.29m approx)

Accessed via stable doors in kitchen and bi-folding doors in bedroom. Leading out onto paved patio area with steps up to lawned area. To rear of property is a decked area and fish pond with waterfall to one side. Large brick and timber workshop / outbuilding which can benefit from being an office, gym or annex with power and lighting. This also houses a freezer and tumble dryer. Gated side access leading to front of property.

## EXTERIOR FRONT

Gated access to rear of property. Off street parking for one to two cars. Steps leading up to front door. Gravelled area to side with plants and palm tree.

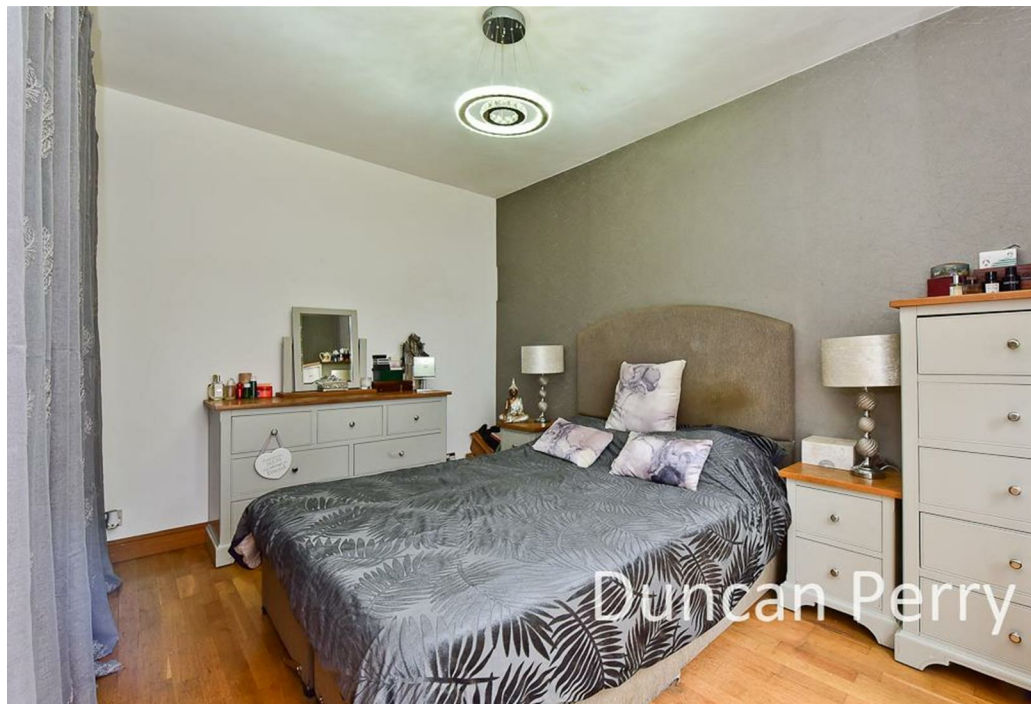
Tenure - Freehold. Council tax band D - Hertsmeire Council.

## 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.









## Mutton Lane, Hertfordshire EN6

Total Area: 73.2 m<sup>2</sup> ... 787 ft<sup>2</sup> (Exc. Outbuilding)

All measurements are approximate and for display purposes only

# Duncan Perry





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
95-100	A		
81-94	B		
69-80	C		
55-68	D		
49-54	E		
45-48	F		
39-44	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
34-47	A		
28-33	B		
22-27	C		
16-21	D		
10-15	E		
4-9	F		
-2-3	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			



