



182 Mutton Lane, Potters Bar, Herts, EN6 2AW
£587,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

We are pleased to offer for sale this 3-bedroom semi-detached home a short walk away from all local amenities, shops, and station. The ground floor features a lounge/diner, kitchen, and utility with internal access to garage. On the first floor are 3 double bedrooms, one with ensuite and there is also a family bathroom. Externally there is a private south facing

garden and to the front is off street parking and garage. Viewings by appointment only.



- THREE BEDROOM SEMI-DETACHED HOUSE
- SHORT WALK AWAY FROM ALL LOCAL AMENITIES, SHOPS AND STATION
- LOUNGE / DINER
- UTILITY
- INTERNAL ACCESS TO GARAGE
- MAIN BEDROOM WITH ENSUITE
- PRIVATE SOUTH FACING GARDEN
- OFF STREET PARKING
- TENURE - FREEHOLD. COUNCIL TAX BAND D - HERTSMERE COUNCIL
- VIEWING ESSENTIAL



White UPVC double glazed front door with central glazed panels in obscure glass and matching double glazed side light.

HALLWAY

Wood laminate flooring. Wall mounted thermostatic control. Turn flight of stairs to first floor. Under stairs storage cupboard. Doorway through to

LOUNGE / DINER

Continuation of flooring from hallway. Coving to ceiling. White UPVC bay fronted double glazed window to front with fitted window seat. Double radiator. Open aspect through to

Dining room section

Further double radiator. Coving to ceiling. Continuation of flooring. White UPVC double glazed sliding patio doors to rear. Doorway through to

KITCHEN

Fitted with range of wall, drawer and base units in light wood effect with black working surfaces above and tiled splashbacks. Space for large range style cooker. Stainless steel extractor above. Space for fridge / freezer. Space for undercounter dishwasher. Circular stainless steel inset sink with matching circular drainer. White UPVC double glazed window to rear. Doorway though to

UTILITY SPACE

Further base storage units in white. White working surfaces above. Concealed within one of the units is a Worcester Bosch combination boiler. White UPVC double glazed window to rear. Doorway leading to side of property and doorway through to

GARAGE

Power and lighting. Automated roller style door to front.

FIRST FLOOR LANDING

White UPVC double glazed leaded light window to front.



BEDROOM ONE

Coving to ceiling. Fitted wardrobes with mirrored sliding doors. Single radiator. White UPVC double glazed window to rear. Doorway through to

ENSUITE BATHROOM

Fitted with white suite comprising shower bath with mixer tap and wall mounted Triton shower and glazed shower screen. Sink set within vanity unit with mixer tap and storage cupboard below. Concealed cistern W.C. Chrome heated towel rail. White UPVC double glazed obscure glass window to rear.

BEDROOM TWO

Double radiator. White UPVC double glazed leaded light windows to front and additional secondary glazing.

BEDROOM THREE

Double radiator. Storage cupboard with shelving. White UPVC double glazed light window to front and additional secondary glazing.. White UPVC double glazed obscure glass window to side.

BATHROOM

Fitted with white suite comprising of corner bath with mixer tap. Sink set within vanity unit with mixer tap and storage cupboards below. Concealed cistern W.C. Further storage cupboards to match. Separate shower cubicle with wall mounted controls and fixed overhead shower. Glazed shower screen. Wall mounted extractor. Chrome heated towel rail. Tiled walls.

REAR GARDEN

Accessed either from dining area or from utility. Lead out onto decked area in composite material. Outside tap. Outside lighting. Steps up to a higher section of garden retained by sleepers. Paved patio area. Synthetic lawn and flower borders retained by sleepers. Gated access leading through to front of property.





Duncan Perry



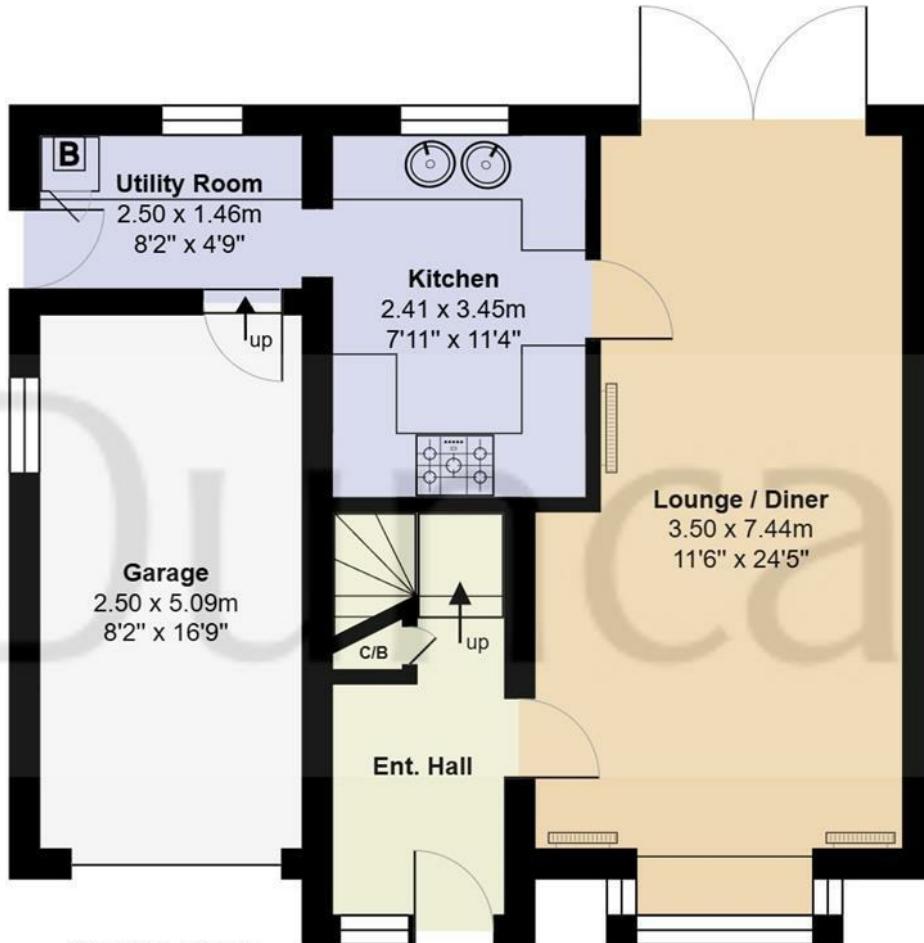
Duncan Perry



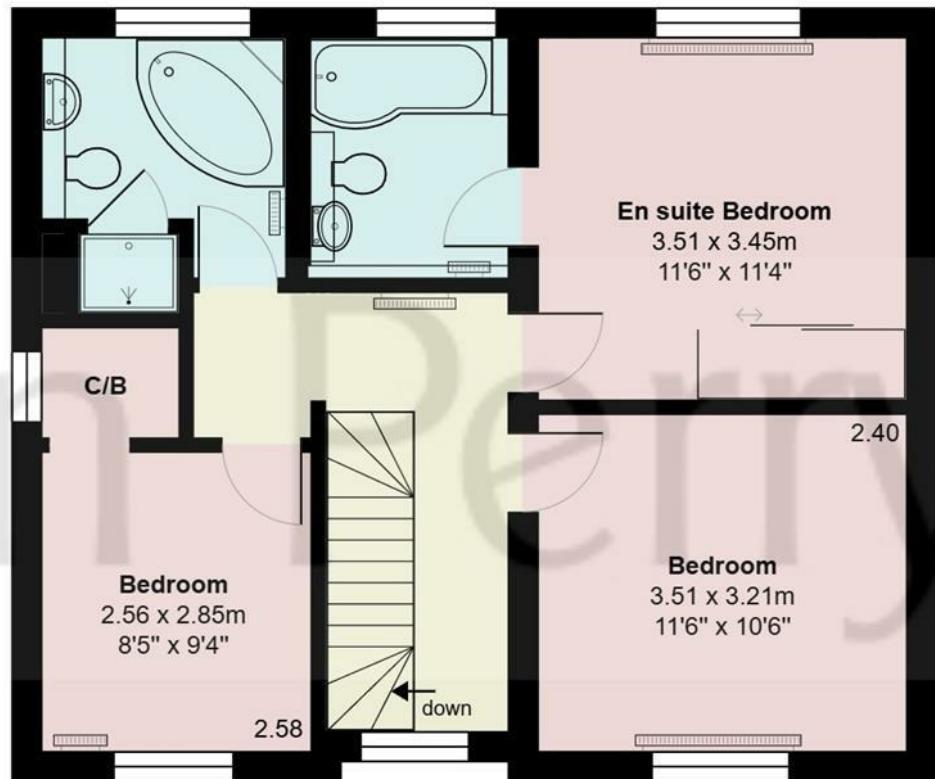
Duncan Perry



Duncan Perry



Ground Floor
Area: 58.2 m² ... 626 ft²



First Floor
Area: 55.8 m² ... 600 ft²

Mutton Lane, Hertfordshire EN6

Total Area: 113.9 m² ... 1226 ft²

All measurements are approximate and for display purposes only

Duncan Perry



FRONT OF PROPERTY

Block paved driveway. External covered gas meter. Side access leading on to rear garden. Automated garage door.

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

Property Information
We believe this information to



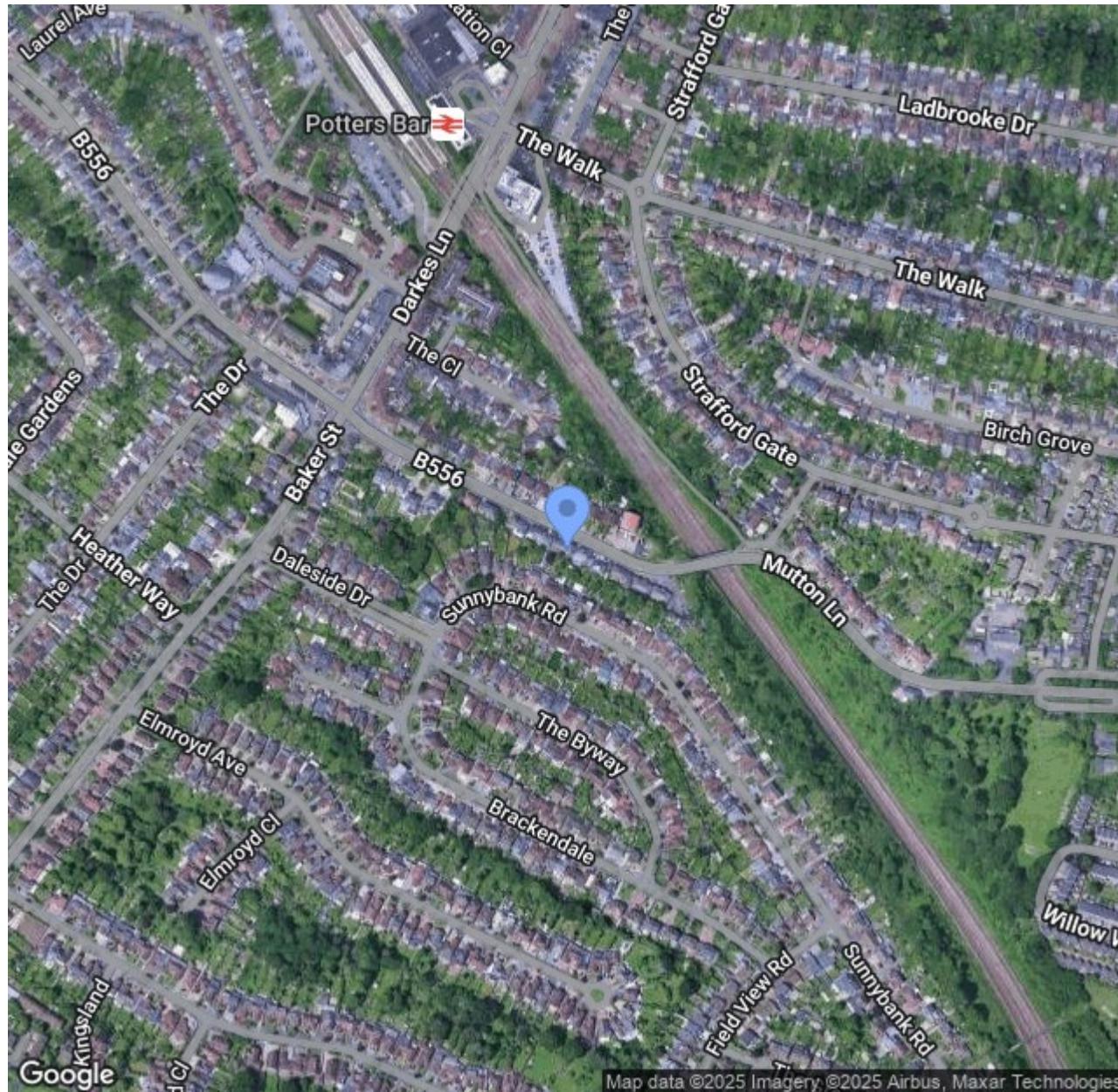
be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Proposed	Current	Proposed
Very energy efficient - low running costs 99-100 A	84 B	Very environmentally friendly - low CO ₂ emissions 99-100 A	71 C
91-90 B	85 C	91-90 A	86 B
81-80 C	86 D	81-80 A	87 C
71-70 D	87 E	71-70 A	88 D
61-60 E	88 F	61-60 A	89 E
51-50 F	89 G	51-50 A	90 F
41-40 G		41-40 A	

Not energy efficient - high running costs
EU Directive 2002/91/EC

Not environmentally friendly - high CO₂ emissions
EU Directive 2002/91/EC

England & Wales



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

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL