



Duncan Perry

1 Oakroyd Close, Potters Bar, Herts, EN6 2EW
£799,995

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SALES ■ LETTINGS ■ COMMERCIAL

Available CHAIN FREE is this 3/4-bedroom chalet bungalow situated in a quiet cul-de-sac in the Royds conservation area but still only a short walk to all local amenities including shops and popular schools as well as a mainline station with fast service to King Cross. The property occupies a generous plot with larger than average west facing garden

which is an undoubted feature as well as lots of off-street parking to the front. Internally the property provides flexible and versatile living accommodation over two floors with the potential to extend further should you wish to (subject to planning and consents). Viewings by appointment only



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- THREE / FOUR BEDROOM SEMI DETACHED CHALET BUNGALOW
- SITUATED IN A QUIET CUL-DE-SAC IN THE ROYDS CONSERVATION AREA
- SHORT WALK TO ALL LOCAL AMENITIES INCLUDING MAINLINE STATION, SHOPS AND POPULAR SCHOOLS
- GENEROUS PLOT WITH LARGER THAN AVERAGE WEST FACING SECLUDED GARDEN
- OFF STREET PARKING
- FLEXIBLE AND VERSATILE LIVING ACCOMODATION OVER TWO FLOORS
- POTENTIAL TO EXTEND FURTHER STPP
- CHAIN FREE
- VIEWINGS BY APPOINTMENT ONLY
- TENURE - FREEHOLD. COUNCIL TAX BAND E - HERTSMERE COUNCIL



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Composite front door with glazed leaded light panels and matching side lights. Opens into

HALLWAY

Radiators. Stripped wooden floor boards. Small shoe cupboard housing electricity meter and consumer unit. Turn flight of stairs to first floor.

CLOAKROOM

White top flush W.C. Pedestal sink with mixer tap with pop up waste. Wall mounted extractor. Part tiled walls.

LOUNGE

Continuation of stripped wooden floor boards from hallway. Double glazed bay fronted leaded light window to front with curved radiator to fit bay. Coving to ceiling. Feature gas fireplace in cast iron with slate hearth and painted wood surround.

KITCHEN

Fitted with a range of wall, drawer and base units in cream with complimenting working surfaces above. Integrated NEFF oven with NEFF 4-ring ceramic hob above. Concealed extractor. Integrated fridge. Integrated freezer. Integrated Indesit washing machine. One and a half bowl sink with drainer to match and mixer tap. Wall mounted Sime boiler. White UPVC double glazed leaded light window to side.

DINING ROOM / BEDROOM

Continuation of stripped wooden floor boards from hallway. Radiator. Oriel style window to front in white UPVC and leaded lights.



SECOND RECEPTION

Continuation of stripped wooden flooring from hallway. Double radiator. Feature gas fireplace with tiled hearth and wooden surround. Double glazed led light patio doors to rear in white UPVC with matching side lights and top openers.

BEDROOM

Continuation of stripped wooden flooring from hallway. Single radiator. Floor to ceiling fitted wardrobes in white with storage cupboards above. White UPVC double glazed led light window to rear.

FIRST FLOOR LANDING

At the mid point is a large Velux style window to side. Eaves storage.

BEDROOM

Spotlights to ceiling. Double radiator. Fitted storage cupboards in white. White UPVC double glazed led light window to rear.

BEDROOM

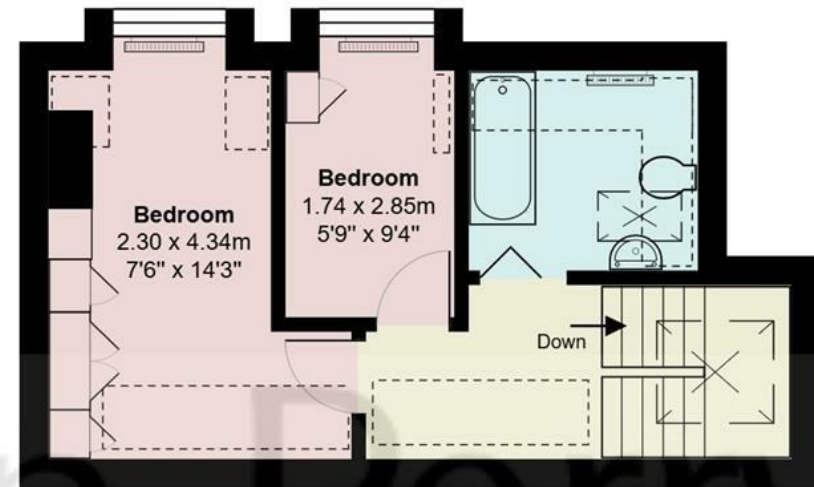
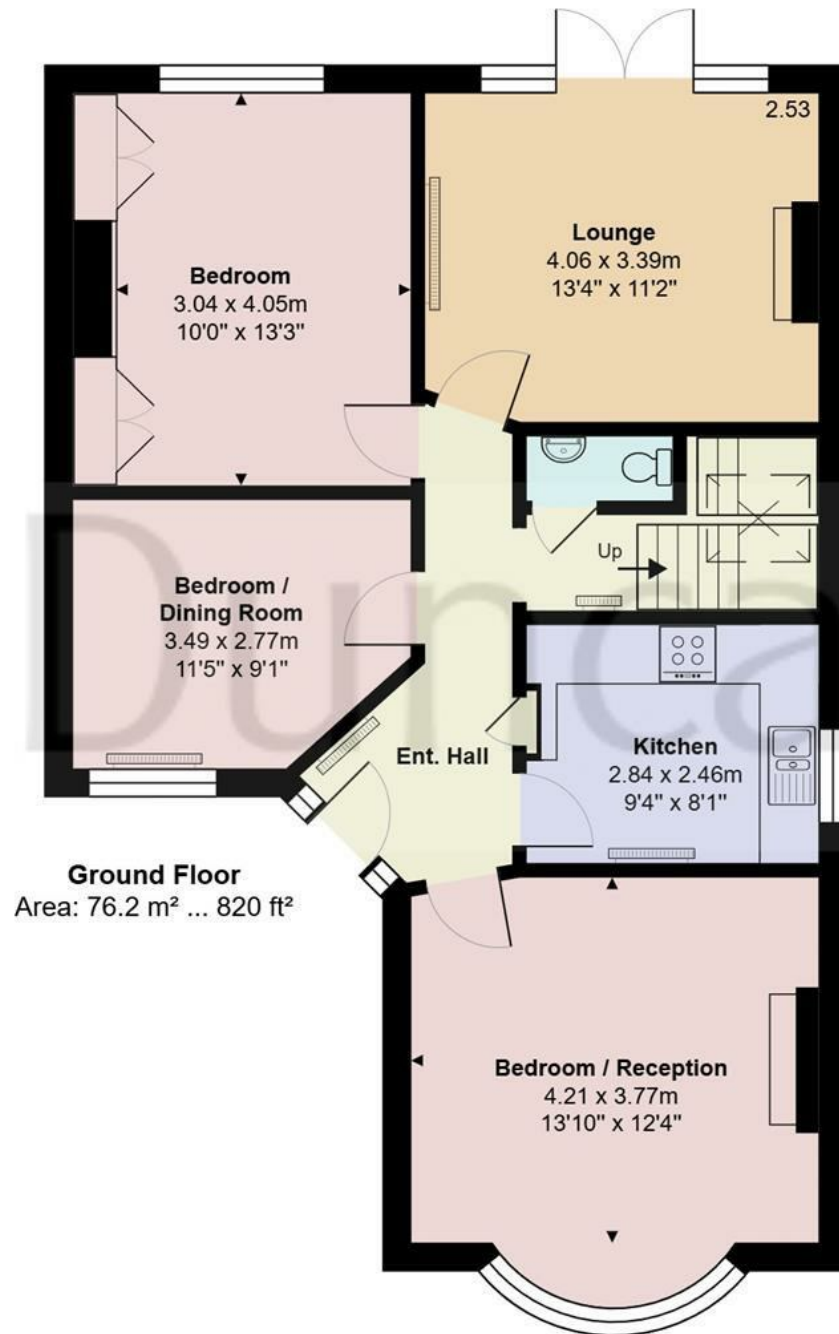
Single radiator. Fitted storage cupboards in white. White UPVC double glazed led light window to rear.

BATHROOM

Features white suite comprising bath with mixer tap and handheld shower attachment. Concealed cistern W.C. Sink set within vanity unit with storage cupboards below. Shaver point. Single radiator. Extractor. Velux style window to side.







Oakroyd Close, Hertfordshire EN6

Total Area: 105.7 m² ... 1137 ft²

All measurements are approximate and for display purposes only

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REAR GARDEN

Access is from rear reception room where you lead out immediately onto an elevated patio enclosed by wrought iron fencing. Steps down to main section of garden which is an undoubted feature of the property enjoying a Westerly aspect with an abundance of mature planting featuring shrubs and hedging with a central lawned section. Pathway to side leading to rear of property with timber shed. Gate to side of property leading to a further timber shed. External lighting. Outside tap. Double gates leading onto the front of property.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Meter energy efficient - lower running costs A++ (1-13) A+ (14-15) A (16-18) B (19-20) C (21-23) D (24-26) E (27-29) F (30-33) G (34-38)		Meter environmentally friendly - lower CO ₂ emissions A++ (1-13) A+ (14-15) A (16-18) B (19-20) C (21-23) D (24-26) E (27-29) F (30-33) G (34-38)	
Not energy efficient - higher running costs G (34-38)		Not environmentally friendly - higher CO ₂ emissions G (34-38)	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

FRONT OF PROPERTY

Wall to front and mixed flower & shrub borders. Generous block paved driveway with lots of parking. External lighting. External covered gas meter. Double gates leading onto rear of property. Step up to front door.

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.





