



**32 Ladbrooke Drive, Potters Bar, Herts, EN6 1QR**  
**£799,950**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

We are delighted to offer for sale this wonderful 4 - bedroom home which offers flexible and versatile living accommodation and is located in one of Potters Bars most popular roads being walking distance to shops station and other amenities. On the ground floor the property features a generous bay fronted lounge, together with a second

reception, shower room, kitchen/ diner and two double bedrooms. On the next floor there are two further double bedrooms and family bathroom. Externally there is a large superb rear garden and to the front lots of off-street parking and garage. Viewings strictly by prior appointment.



- FOUR BEDROOM SEMI-DETACHED BUNGALOW
- OFFERS FLEXIBLE AND VERSATILE LIVING ACCOMODATION
- ONE OF POTTERS BAR'S MOST POPULAR ROADS BEING WALKING DISTANCE TO SHOPS, STATION AND OTHER AMENITIES
- GENEROUS BAY FRONTED LOUNGE
- GROUND FLOOR SHOWER ROOM
- FIRST FLOOR BATHROOM
- SUPERB REAR GARDEN
- OFF STREET PARKING AND GARAGE
- VIEWINGS STRICTLY BY PRIOR ARRANGEMENT
- TENURE - FREEHOLD. COUNCIL TAX BAND E - HERTSMERE COUNCIL



UPVC front door with glazed obscure glass side light opening into

### ENTRANCE PORCH

Spotlights to ceiling. Tiled floor. Double glazed obscure glass panels to side. Leads on to double glazed obscure glass door with matching side light leading through to

### HALLWAY

Picture rail. Wood effect flooring. Covered radiator. Storage cupboard with shelving housing consumer unit and electricity meter. Turn flight of stairs to first floor.

### LOUNGE

Picture rail. Double glazed bay fronted window to front. Two covered radiators.

### RECEPTION TWO

Picture rail. Continuation of flooring from hallway. Double radiator. Storage cupboard housing Mega flow hot water cylinder. Smaller under stairs storage cupboard. Sliding double glazed patio doors to rear garden.



## KITCHEN / DINER

### Kitchen section

Fitted with range of white gloss wall, drawer and base units with black working surfaces and matching upstands. Space for large range style cooker with glazed splashback and black double sized extractor above. Space for fridge / freezer. Integrated Bosch dishwasher. Space for washing machine. White one and a half bowl sink with matching drainer and Grohe mixer tap. Spotlights and skylight to ceiling. Double glazed door to side leading on to garden.

### Dining section

Wooden flooring continuing through to kitchen. Wall mounted TV point. Further storage options. Spotlights to ceiling. Double radiator.

## SHOWER ROOM

Fitted with suite comprising of shower cubicle with glazed sliding door. Grohe wall mounted controls. with fixed overhead shower attachment and separate handheld shower attachment. Top flush W.C. Sink set within vanity unit with mixer tap and storage cupboards below. Shaver point, Tiled walls. Tiled floor. White heated towel rail. White UPVC double glazed obscure window to rear.

## BEDROOM

Features fitted wardrobes in white with mirrored doors. Bridging unit above bed to match with matching bedside cabinets and decorative display alcoves. Picture rail. Panelled radiator. White UPVC double glazed window to side.

## BEDROOM

Picture rail. Single radiator. White UPVC double glazed window to front.





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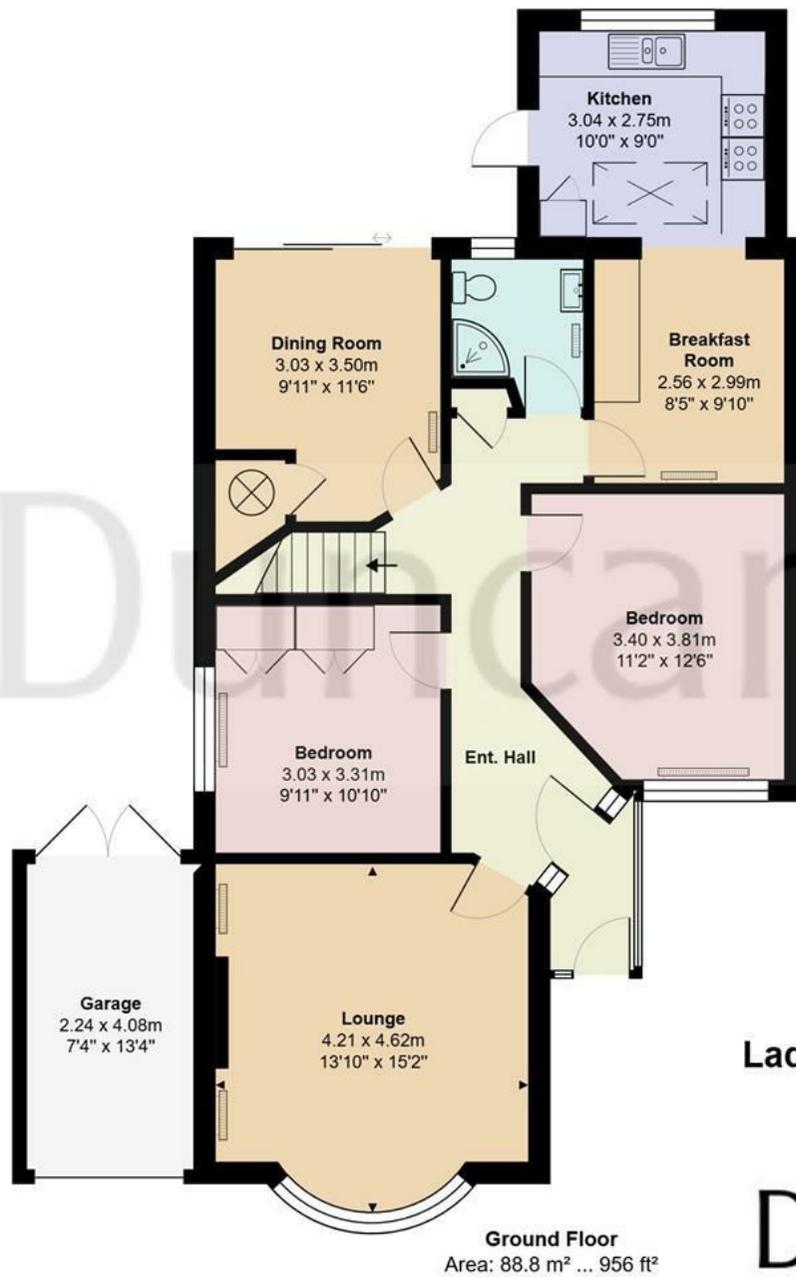
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**Ladbroke Drive, Hertfordshire EN6**

Total Area: 126.6 m<sup>2</sup> ... 1363 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

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**BEDROOM**

Radiator. White UPVC double glazed window to rear.

**BEDROOM**

Single radiator. White UPVC double glazed window to front.

**BATHROOM**

Fitted with white suite comprising bath with mixer tap, wall mounted shower with handheld shower attachment. Glazed shower screen. Pedestal sink with mixer tap. W.C. White heated towel rail. Shaver point. Wall mounted extractor. Partially tiled walls. White UPVC double glazed obscure glass window to rear.

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**FIRST FLOOR LANDING**

White UPVC obscure glass double glazed window to side. Large fully boarded, insulated loft storage space with lighting and houses boiler. Loft accessible via door.



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
View energy efficient - lower running costs		View environmentally friendly - lower CO <sub>2</sub> emissions	
85			
92-100	A	92-100	A
81-91	B	81-91	B
69-80	C	69-80	C
55-68	D	55-68	D
39-54	E	39-54	E
21-38	F	21-38	F
1-20	G	1-20	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

## REAR GARDEN

160' approx (48.77m approx)

Accessed via second reception or from kitchen. Lead out on to raised patio area with outside lighting. Steps down to a further matching larger patio area with lighting. Outside tap. Access to side of property and on to garage via courtesy door. Garden itself features a large central lawn section and is attractively planted with a range of retained flower beds, mature shrubs and hedging. At mid point is a timber shed. To rear of garden are raised vegetable beds.

## FRONT OF PROPERTY

Dwarf wall to front. Pathway leading to front door. Attractively planted border. Large driveway providing off road parking. Access to garage via up and over door.

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

### Property Information

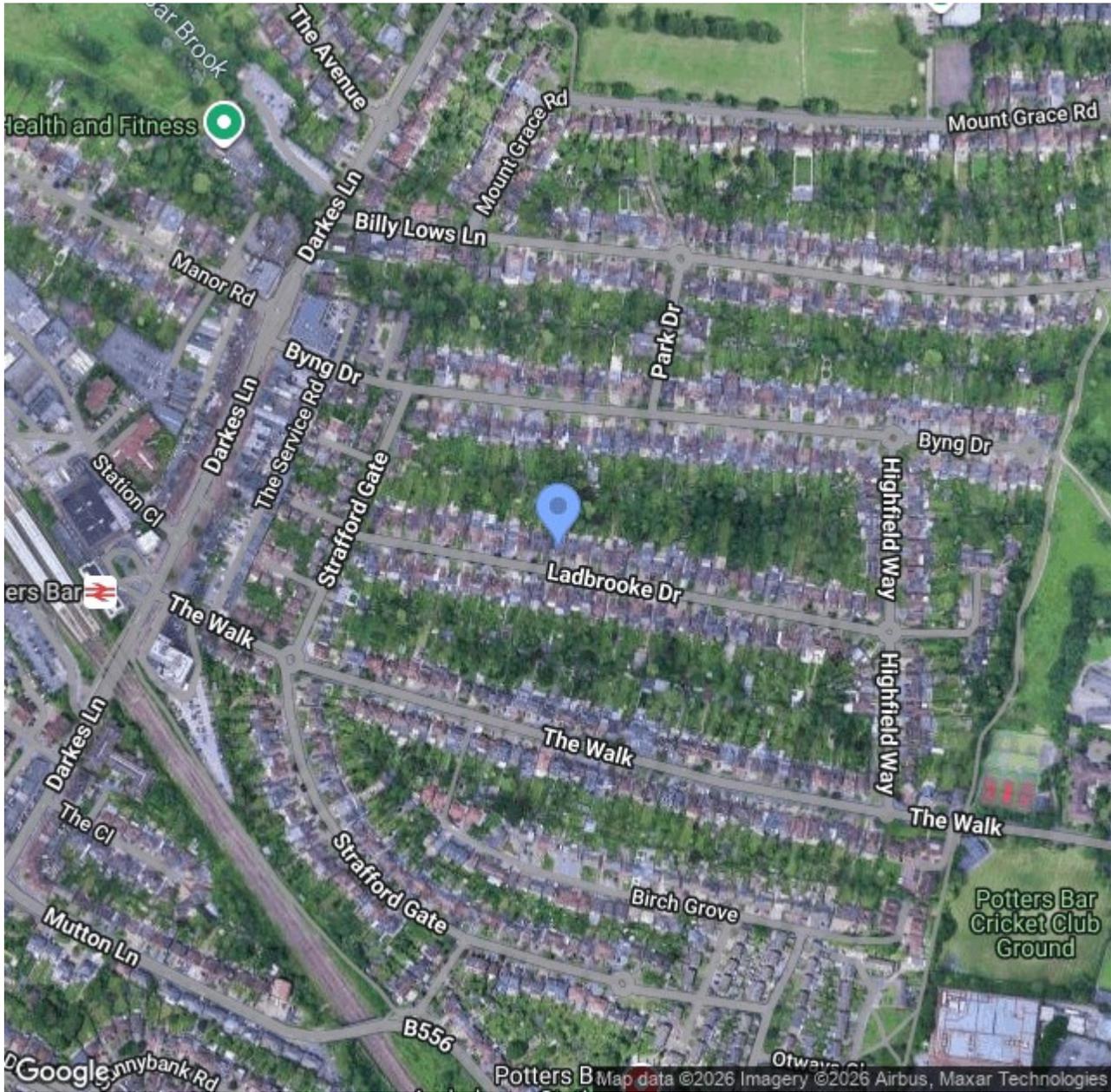
We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been



tested. These Particulars do not constitute a contract or part of a contract.







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