



**29 Aberdale Gardens, Potters Bar, Herts, EN6 2JW**  
**£775,000**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

We are delighted to bring to the market this beautifully presented property which has been refurbished throughout by the current owner to a very high standard. The property is perfectly situated being a short walk to shops, station, local amenities as well as sought after schools. Internally, the ground floor features at the heart of the home an impressive open plan family space flowing through to the kitchen/dining area with a

cleverly concealed utility room. There is also a family bathroom, separate cloak room and two double bedrooms. The first-floor landing incorporates a study area and there is a large principal bedroom with ensuite shower room. Externally is a good-sized private garden and to the front is off road parking and gated access to shared rear access. Viewing is a must.



- BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED BUNGALOW
- REFUBISHED THROUGHOUT BY CURRENT OWNERS
- SHORT WALK TO SHOPS, STATION, LOCAL AMENITIES AND SOUGHT AFTER SCHOOLS
- IMPRESSIVE OPEN PLAN FAMILY SPACE
- CLOAKROOM AND UTILITY ROOM
- LARGE PRINCIPLE BEDROOM WITH ENSUITE SHOWER ROOM
- GOOD SIZED PRIVATE REAR GARDEN
- OFF ROAD PARKING FOR TWO CARS AND GATED ACCESS TO SHARED REAR ACCESS
- TENURE - FREEHOLD. COUNCIL TAX BAND D - HERTSMERE COUNCIL
- VIEWING IS A MUST



Composite front door opens into

### HALLWAY

Spotlights to ceiling. Double radiator. Wooden flooring. Concealed under stairs storage cupboard. White UPVC double glazed window to side. Stairs to first floor.

### OPEN PLAN RECEPTION / DINER / KITCHEN AREA

Reception area

Continuation of wooden flooring from hallway. Spotlights to ceiling. Large graphite vertical/column radiator. Wall mounted lighting. Open aspect leads through to

Dining room section

Large skylight. Spotlights to ceiling. Large graphite vertical/column radiator. Double glazed bi-folding doors to rear.

Kitchen section

Comprising of wall, drawer and base units in deep grey with white quartz working surfaces above with tiled splashbacks. Integrated NEFF double oven. NEFF hob with concealed Elica extractor. Integrated NEFF fridge / freezer. Integrated SMEG dishwasher. One and a half bowl Teka stainless steel recessed sink with Grohe mixer tap. Separate standalone island unit with storage drawers below and seating for at least two with double sockets and USB points. Undercounter lighting and plinth lighting. Spotlights to ceiling. Tiled flooring and large floor to ceiling window facing on to garden.



## UTILITY

Concealed cupboard leading through to utility itself with white fitted wall units and shelving. Recessed stainless steel sink with mixer tap and quartz worktops and upstands. Wall mounted Valliant boiler. Water softener. Pressurised water tank. Large storage cupboard. Spotlights to ceiling. Double glazed white UPVC window to side.

## GROUND FLOOR CLOAKROOM

Spotlights to ceiling. Countertop wash hand basin with Grohe mixer tap and pop up waste. Vanity unit with storage cupboards below. Top flush W.C. Tiled floor. Part tiled walls. Chrome heated towel rail. Double glazed obscure glass window to side. Turn flight of stairs to first floor.

## BEDROOM

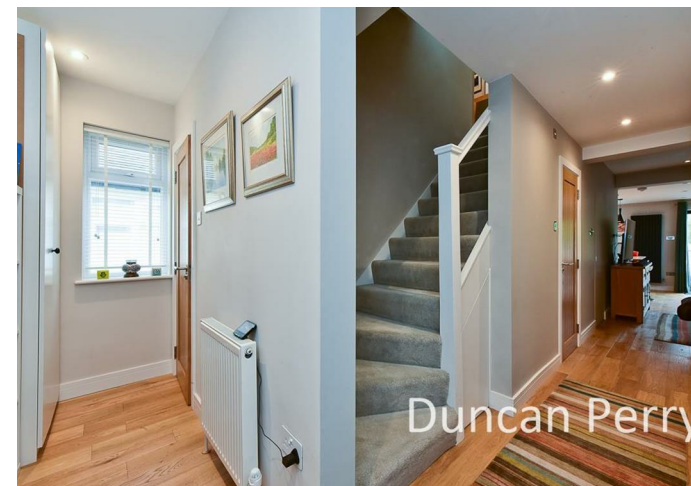
Double radiator. Double glazed bay window to front.

## BEDROOM

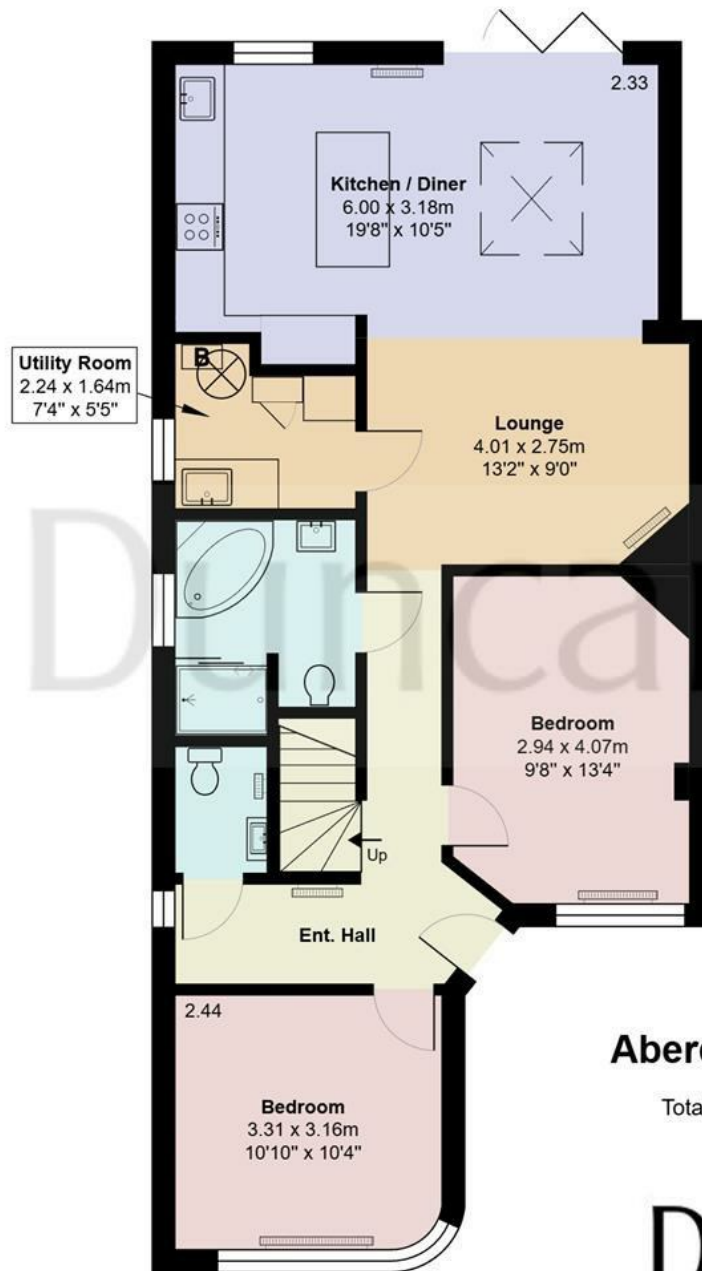
Double radiator. Double glazed window to front.

## BATHROOM

White suite with large corner bath with mixer taps and handheld shower attachment. Large walk in shower with Grohe wall mounted controls and shower attachment. Ceiling mounted larger rainfall style shower head. Glazed sliding doors. Grohe concealed cistern W.C. with Grohe integrated flush. Sink set within vanity unit with mixer tap and storage drawers below. Large chrome heated towel rail. Spotlights and extractor to ceiling. Tiled walls and tiled floor. Double glazed obscure glass window to side.







## Aberdale Gardens, Hertfordshire EN6

Total Area: 109.9 m<sup>2</sup> ... 1183 ft<sup>2</sup> (excluding built-in storage)

All measurements are approximate and for display purposes only

# Duncan Perry



## PRIMARY BEDROOM

Double radiator. Spotlights to ceiling. Built in storage set into eaves. Velux window to front. Double glazed window to rear. Doorway through to

## EN-SUITE SHOWER ROOM

Features large walk in shower / wet room with wall mounted Grohe shower controls with handheld attachment. Ceiling mounted larger rainfall shower head. Fixed glazed screen. Grohe W.C. with concealed cistern and Grohe integrated flush. Sink set within vanity unit with mixer tap and storage cupboards below. Above that a heated bathroom mirror. Spotlights to ceiling. Wall mounted extractor. Tiled floor. Part tiled walls. Chrome heated towel rail. Double glazed obscure glass window to side.

## FIRST FLOOR LANDING

Velux window with blind to front. This area itself is arranged as a study space . Spotlights to ceiling. Double radiator. Built in desk. Doorway through to



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
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<p>Very energy efficient - lower running costs</p> <p>100-149 kWh/m<sup>2</sup> A</p> <p>81-100 kWh/m<sup>2</sup> B</p> <p>61-80 kWh/m<sup>2</sup> C</p> <p>41-60 kWh/m<sup>2</sup> D</p> <p>21-40 kWh/m<sup>2</sup> E</p> <p>1-20 kWh/m<sup>2</sup> F</p> <p>0 kWh/m<sup>2</sup> G</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>100-149 g/kWh A</p> <p>81-100 g/kWh B</p> <p>61-80 g/kWh C</p> <p>41-60 g/kWh D</p> <p>21-40 g/kWh E</p> <p>1-20 g/kWh F</p> <p>0 g/kWh G</p>	
<p>Not energy efficient - higher running costs</p> <p>EU Directive 2002/91/EC</p>		<p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> <p>EU Directive 2002/91/EC</p>	
England & Wales		England & Wales	

## EXTERIOR REAR

70' approx (21.34m approx)

Lead out onto raised tiled patio area. Outside power point. Spotlights set within soffits. Outside tap. Step down to main section of garden with further tiled patio area. Raised border with sleeper. Gated access leading to side of property. Garden itself is predominately laid to lawn. To rear is a large timber storage unit and further patio area.

## EXTERIOR FRONT

Paved pathway leading to front door with step up. Gravelled area to provide off street parking for two cars. Timber gates providing access to rear of property.

NB – the property features new wiring, new consumer unit, new heating system, and water supply. Additionally it has been insulated and rendered externally as well as under floor insulation.

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.





