



**1 Swanland Road, North Mymms, Herts, AL9 7TG**  
Offers In Excess Of £800,000

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

Situated on over a 1/4 of an acre plot this large detached four bedroom bungalow benefits from its large corner plot and partly converted loft complete with Dorma windows, details and plans available, internal inspection recommended. This property is also offered as chain free.



- FOUR BEDROOM DETACHED BUNGALOW
- CHAIN FREE
- GOOD SIZED KITCHEN / FAMILY DINING ROOM
- LARGE LOUNGE
- SITUATED ON A LARGE CORNER PLOT
- OWN DRIVEWAY - POTENTIAL FOR A CARRIAGE DRIVEWAY
- COUNCIL TAX BAND G
- FREEHOLD
- LARGE PARTLY BUILT LOFT CONVERSION WITH PLANNING PERMISSION
- VIEWING RECOMMENDED



Panelled front door with part frosted double glazed panels opens into

### **ENTRANCE PORCH**

Two double glazed windows to front. Laminate wood effect flooring. Sliding part glazed door opens into

### **ENTRANCE HALL**

Wood flooring. Double radiator.

### **KITCHEN/FAMILY DINING ROOM**

Kitchen area

Range of high gloss wall, drawer and base units featuring cupboards and drawers. Granite working surfaces. Upstand and cooker splashback. Space for Range style gas cooker with corresponding extractor hood above. Space for dishwasher and fridge/freezer. One and a half bowel stainless steel sink unit with mixer tap and waste disposal. Double glazed window to side. Tiled floor.

Dining area

Wood flooring. Double radiator. Two further feature radiators. Double glazed, double width doors to rear and side both leading to rear garden.

### **LOUNGE**

Wood flooring. Feature fireplace. Wall light points. Two concealed radiators. Double glazed windows to front and side. TV Arial point.

### **UTILITY ROOM**

Wall and base units. Single drainer stainless steel sink. Space for washing machine. Wall mounted Worcester gas central heating boiler. Pressurised hot water tank. Space for fridge. Laminate wood effect flooring. Casement door to rear garden.

### **INNER LOBBY**

Laminate wood effect flooring. Door to

### **STORE ROOM**

Double radiator. Polycarbonate roof. South of rear lobby door to



## BEDROOM FOUR

Double glazed window to front. Laminate wood effect flooring.

## BEDROOM ONE

Double radiator. Double glazed window to front. Fitted wardrobes.

## BEDROOM TWO

Double radiator. Double glazed window to rear.

## BEDROOM THREE

Double radiator. Laminate wood effect flooring. Double glazed window to rear.

## SHOWER ROOM

White suite comprising top flush W.C. and wash basin with drawer below. Half tiled walls. Fully tiled to walk in wet room / shower area with glass screen. Overhead and hand shower. Frosted double glazed window to rear. Light activated extractor fan. Double radiator. Heated towel rail. Built in shelved cupboard. Ceiling spotlights.

## LOFT

Large partly built loft conversion and dormer windows with granted planning permission and a usable area of 11 m x 4.6 m which could add an extra 3 bedrooms or 2 large bedrooms with en-suites.

## EXTERIOR REAR

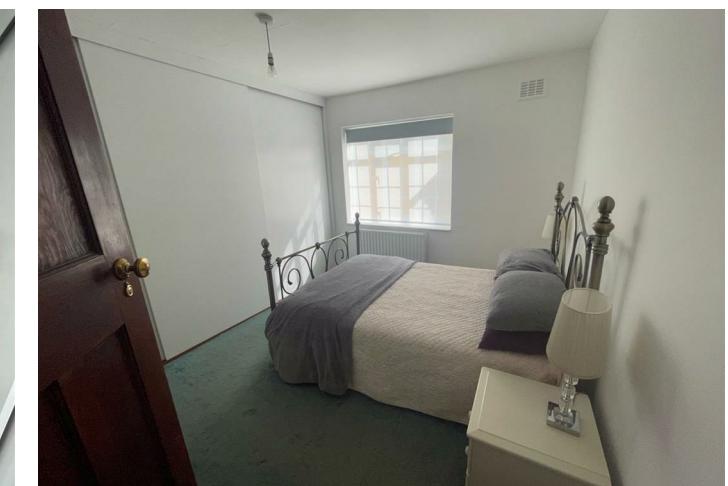
118" x 78" approximately (35.97m' x 23.77m'  
approximately)

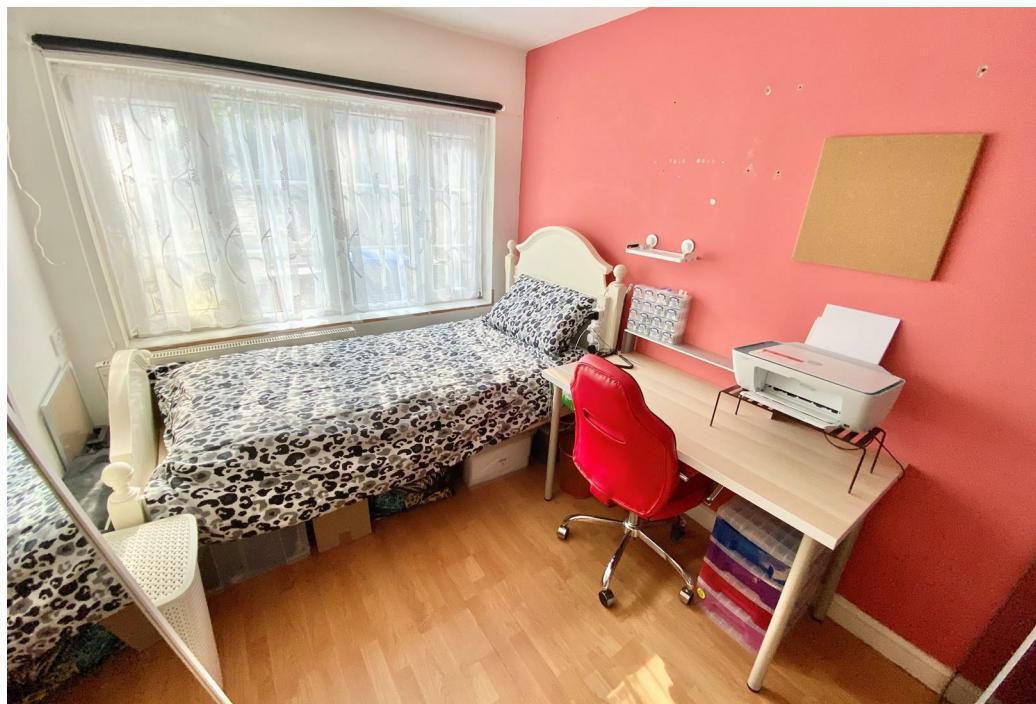
Concrete patio. Rest of garden predominately lawned. Brick base for dismantled green house. Large timber shed with tiled roof. Further small timber framed tiled roof aviary or wood store. Access to front via a timber gate. Access to side road via timber gate. Plot is over a quarter of an acre.

## FORMER CONSERVATORY FOOTPRINT

9'8" x 23'11" (2.95 x 7.29)

Dwarf wall and concrete base



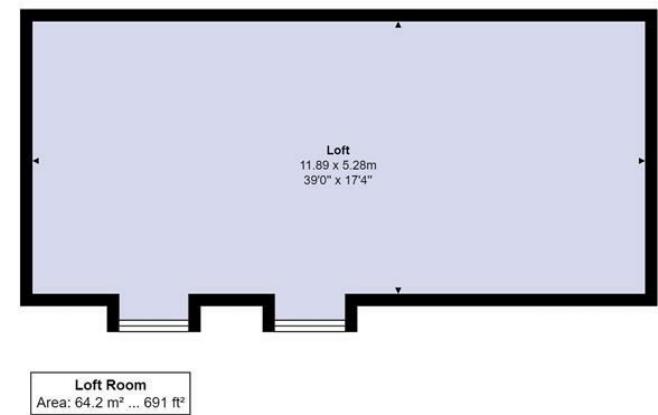




Swanland Road, North Mymms, Hatfield, AL9 7TG

Total Area: 241.4 m<sup>2</sup> ... 2598 ft<sup>2</sup>

All measurements are approximate and for display purposes only.





Property Misdescriptions Act  
As Agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller as we will not have had sight of the title documents. Before viewing a property, do please check with us as to its availability and also request clarification or information on any points of particular interest to you to save you a wasted journey.

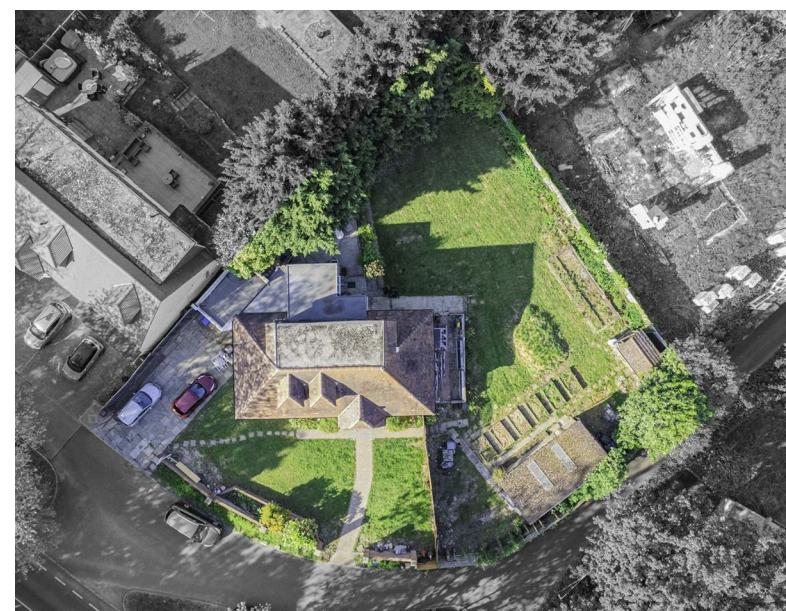
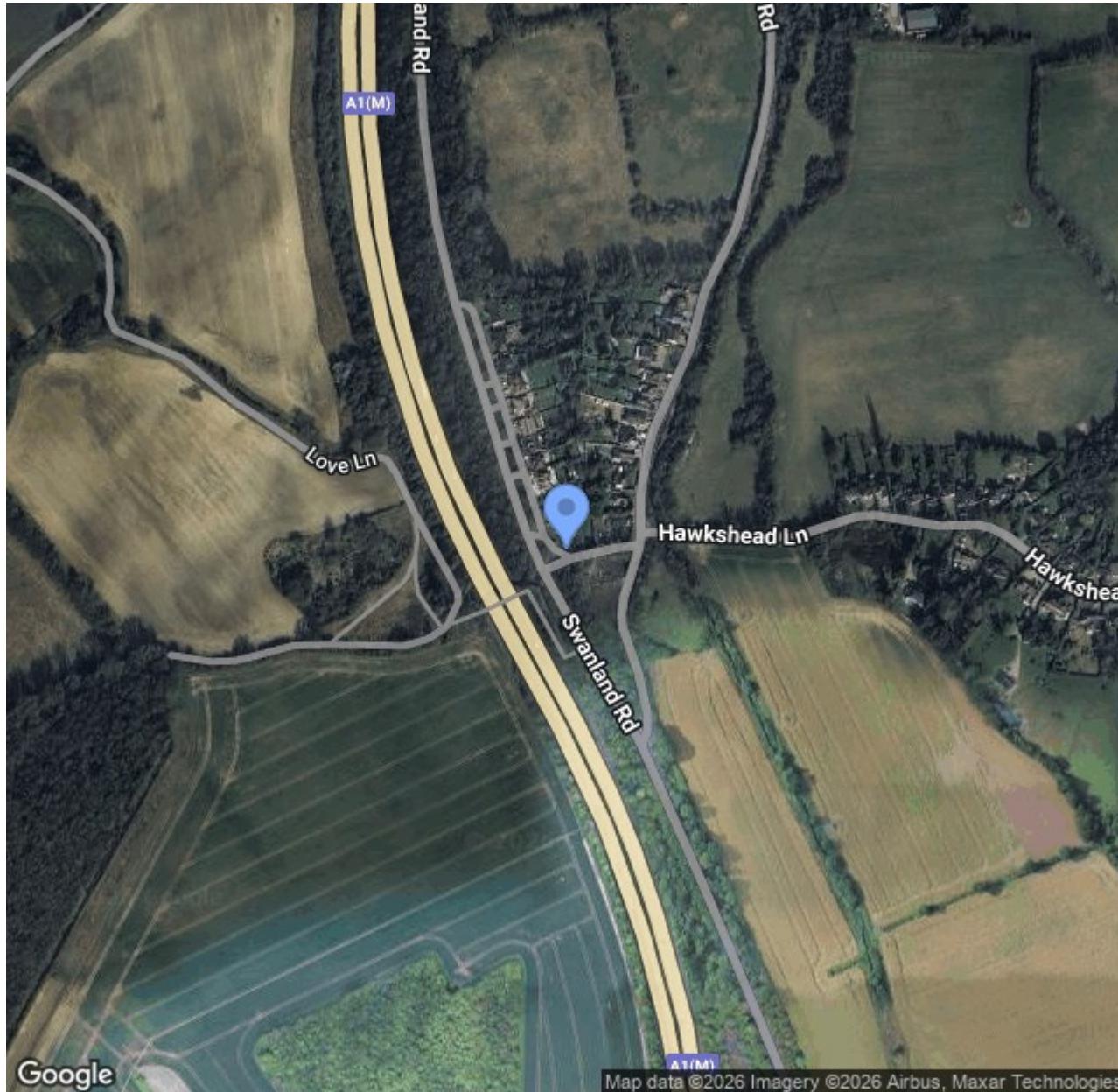
## EXTERIOR FRONT

Wide frontage and corner plot with large lawned area. Independent driveway providing parking for 4 vehicles. There is a possibility of having a carriage driveway as there are 2 entrances

Tenure - Freehold. Council tax band G.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Proposed	Current	Proposed
Very energy efficient - low running costs 92-100 A	82	Very environmentally friendly - low CO <sub>2</sub> emissions 81-90 A	63
90-91 B		81-90 B	
89-80 C		80-70 C	
79-60 D		69-50 D	
59-50 E		50-40 E	
49-40 F		40-30 F	
30-20 G		30-20 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2009/31/EC	
England & Wales		England & Wales	



79 Bradmore Green, Brookmans Park, Herts., AL9 7QT  
t. 01707664549 | e. [sales@duncanperry.co.uk](mailto:sales@duncanperry.co.uk) |

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