

28 The Drive, Potters Bar, Hertfordshire, EN6 2AP
£950,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL
■ PROPERTY MANAGEMENT ■

We are delighted to offer for sale this wonderful 4-bedroom property which has been extended and fully refurbished by the current owners to an exceptionally high standard. On the ground floor there is a modern fully equipped kitchen which flows through to the dining room with open aspect on to the lounge area. There is also a separate utility room, study and versatile storage room plus family bathroom, principal bedroom with large en-suite, and further bedroom. Both bedrooms have air conditioning and the whole of the ground floor benefits from underfloor heating. On the next floor are two double bedrooms and an additional bathroom. Externally there is a very pleasant rear garden enjoying a southerly aspect and to the front a driveway with lots of off-street parking. The property also benefits from an air source heat pump and solar panels making it highly energy efficient. The location is highly desirable, being a short walk to shops, station, schools, and other local amenities.



- FOUR BEDROOM SEMI-DETACHED BUNGALOW
- EXTENDED AND FULLY REFURBISHED BY CURRENT OWNERS TO AN EXCEPTIONALLY HIGH STANDARD
- MODERN FULLY EQUIPED KITCHEN FLOWING INTO DINING ROOM WITH OPEN ASPECT ONTO LOUNGE
- SEPARATE UTILITY ROOM, STUDY AND VERSATILE STORAGE ROOM
- UNDERFLOOR HEATING THROUGHOUT
- FULL CCTV SYSTEM AND MONITORED ALARM SYSTEM
- AIR SOURCE HEAT PUMP AND SOLAR PANELS INSTALLED 15.6KW OF BATTERY STORAGE
- VERY PLEASANT SOUTHERLY REAR GARDEN
- HIGHLY DESIRABLE LOCATION WITH SHORT WALK TO SHOPS, SCHOOLS, STATION AND OTHER AMENITIES
- TENURE - FREEHOLD. COUNCIL TAX BAND E - HERTSMERE COUNCIL



Composite front door with central double glazed panel. Opens into

HALLWAY

Spotlights to ceiling. Wooden flooring. Turn flight of stairs to first floor which are oak with glazed bannisters. Under floor heating.

KITCHEN

Fitted with a range of white high gloss wall, drawer and base units with quartz work tops and matching upstands above. NEFF integrated double oven. NEFF ceramic 5-ring hob with ceramic extractor above. Integrated NEFF dishwasher. Integrated fridge / freezer. Ceramic sink with drainer and mixer tap. Spotlights and extractor to ceiling with roof light. Breakfast bar section to match. Under floor heating. Open aspect leading through to

DINING ROOM

Two further rooflights. Triple glazed bi-folding doors to rear. Continuation of tiled flooring from kitchen. Underfloor heating. Daikin air conditioning unit. Open aspect leading through to

LOUNGE AREA

Flooring matching hallway. Under floor heating. Spotlights to ceiling. Concealed perimeter lighting.

STUDY

Continuation of wood flooring from hallway. Spotlights and borrowed light tunnel lantern above. Under floor heating.

UTILITY ROOM

Fitted with a range of white wall, drawer and base units with grey working surfaces above. Tiled floor with under floor heating. Space for washing machine. Space for tumble dryer. Spotlights and extractor to ceiling. Roof light. Door through to cupboard housing Vaillant pressurised water cylinder.







STORAGE ROOM

Continuation of wooden flooring. Under floor heating. Spotlights to ceiling. Floor to ceiling storage cupboards in white.

PRINCIPAL BEDROOM

Continuation of wooden flooring from hallway. Fitted wardrobes in white high gloss incorporating drawers. Underfloor heating. Triple glazed bay fronted window to front. Doorway through to

ENSUITE SHOWER ROOM

Fitted with suite comprising of large walk in shower with fixed glazed panel. Wall mounted Grohe controls with hand held shower attachment and fixed overhead shower attachment and side wall mounted shower heads. Sink set within vanity unit with storage cupboard and drawers below. Illuminated vanity mirror above. Large chrome heated towel rail. W.C. with integrated flush. Tiled walls. Tiled floor. Extractor and wall lights to ceiling with roof light. Triple glazed bay fronted window to front with obscure glass. Underfloor heating.

BEDROOM

Continuation of flooring from hallway. Wall mounted TV point,. Underfloor heating. Triple glazed window to front.

BATHROOM

Features white suite comprising of large walk-in shower. Fixed glazed screen. Grohe wall mounted controls. Hand held shower attachment. Overhead shower . Bath with Grohe mixer tap and hand held shower attachment. W.C with concealed cistern and integrated flush. Sink set within vanity unit with Grohe mixer tap and storage cupboards below. Chrome heated towel rail. Tiled walls. Tiled floor. Spotlights and extractor to ceiling. Roof light. Under floor heating.





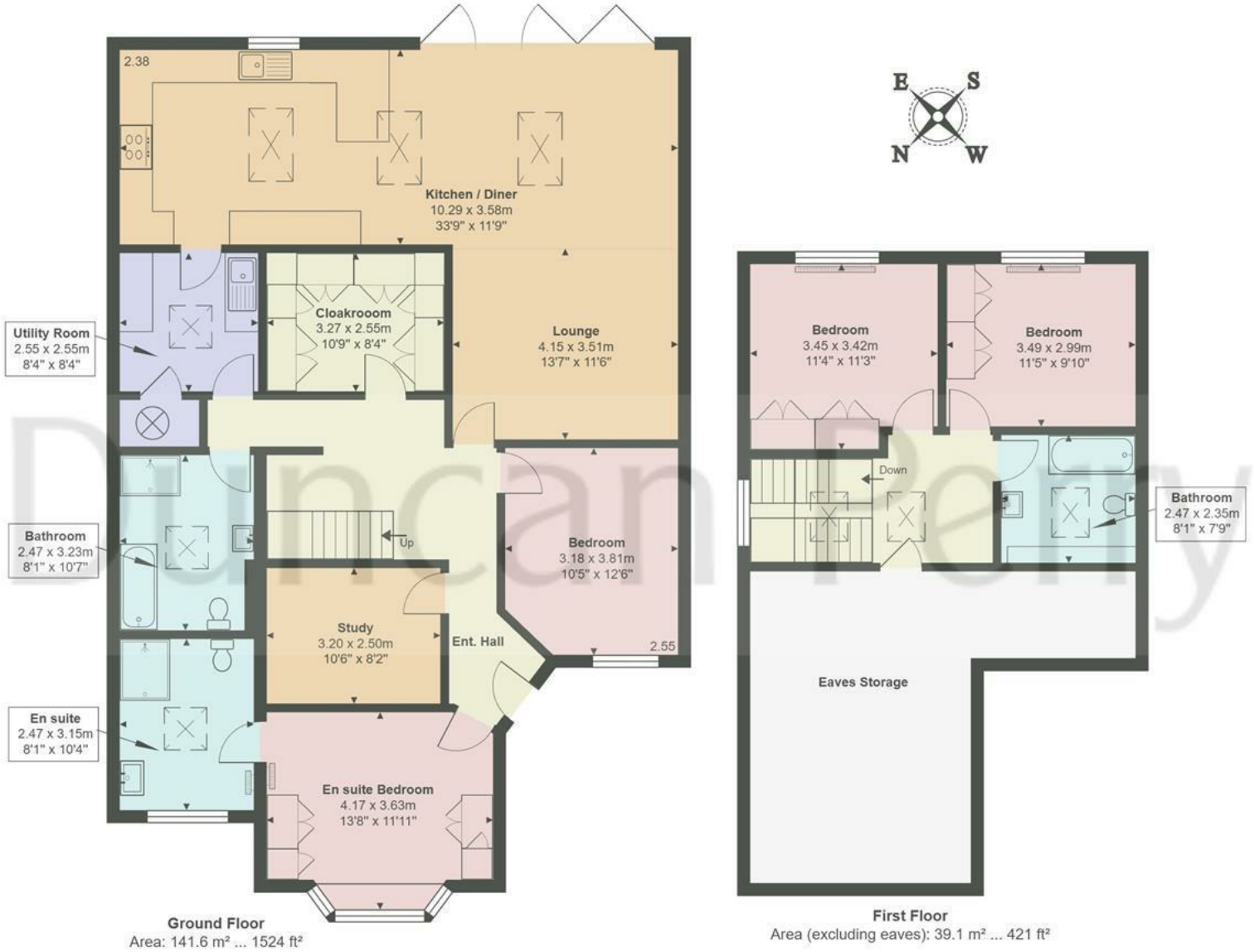



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Ground Floor
Area: 141.6 m² ... 1524 ft²

First Floor
Area (excluding eaves): 39.1 m² ... 421 ft²

The Drive, Hertfordshire EN6

Total Area: 180.6 m² ... 1944 ft² (excluding eaves storage)

All measurements are approximate and for display purposes only

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BEDROOM

Radiator. Fitted wardrobes in white high gloss. White UPVC triple glazed window to rear.

BEDROOM

Single radiator. Fitted wardrobe and drawer storage in white high gloss, White UPVC triple glazed window to rear.

BATHROOM

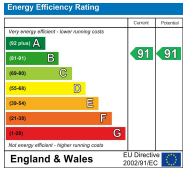
White suite comprising bath with wall mounted Grohe controls. Hand held shower attachment. Fixed overhead shower. Top flush W.C. Sink set within vanity unit with storage drawers below. Grohe mixer tap and mirror behind. Additional storage options with drawers and cupboards fitted into eaves. Chrome heated towel rail. Velux style window to front. Tiled walls. Tiled floor. Spotlights and extractor to ceiling.

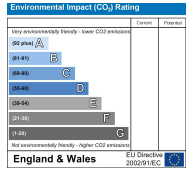
FIRST FLOOR LANDING

Two Velux style windows facing front door with access to eaves storage. White UPVC triple glazed obscure glass window to side. Doorway through to









REAR GARDEN

65'7" x 36'1" (20 x 11)

South Easterly aspect. Garden is approached via doors from dining room leading onto a large decked area (11m x 4m) with composite decking. External lighting. Electric sun awning and separate manual sun awning. External tap. Separate timber storage unit housing the Vaillant air source heat pump. Decked area steps down to main section of garden. Lawned sections. Mixed borders to side and rear. Timber storage unit. Timber summerhouse providing additional storage.

FRONT OF PROPERTY

Large block paved driveway. External sockets. Wall to front.

NB: Solar panels installed with 15.6kw of battery storage. CCTV system and monitored alarm system.

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.





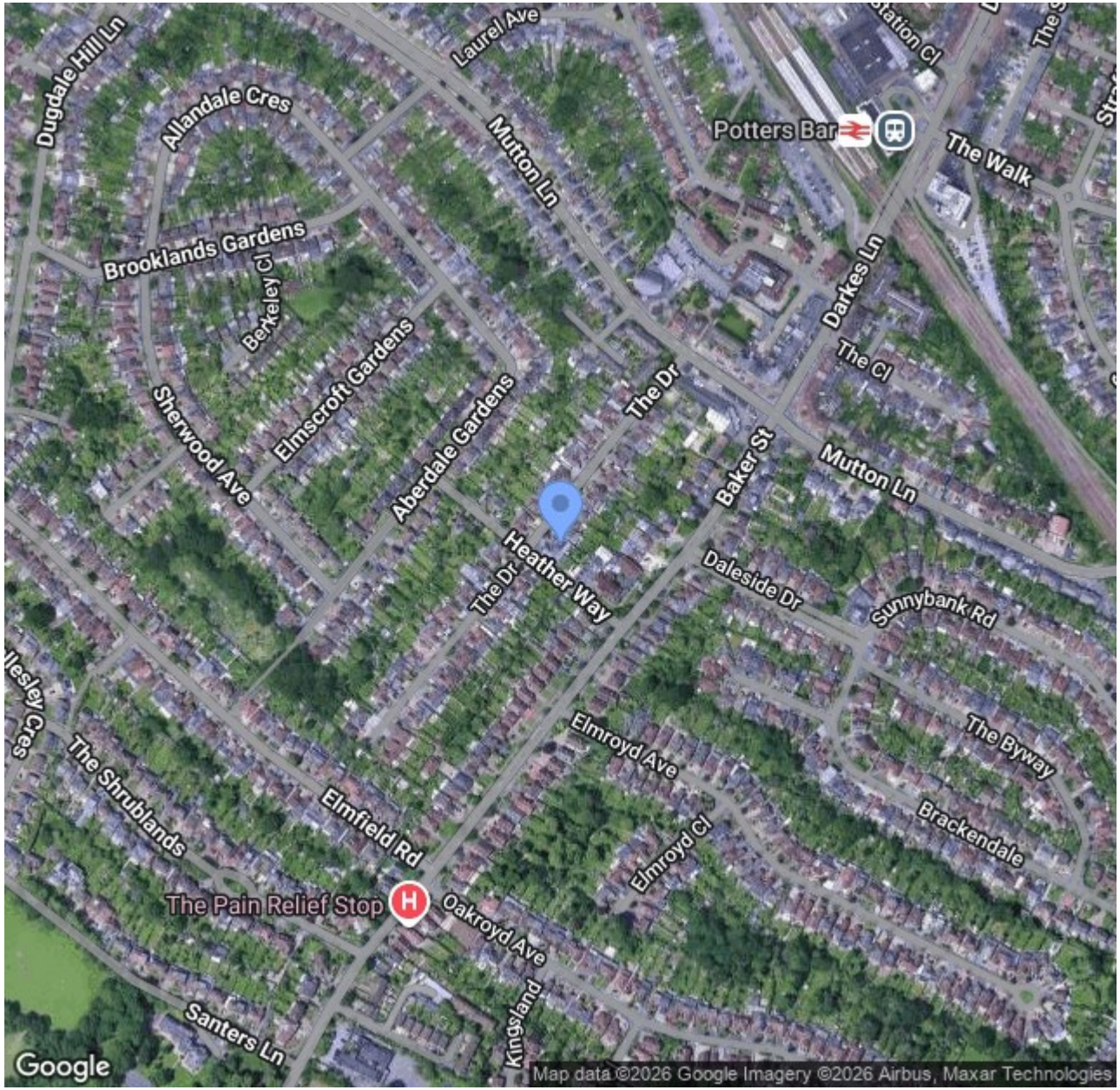



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The Estate Office, 48A The Broadway, Potters Bar, Herts., EN6 2HW
t. 01707655466 | e. sales@duncanperry.co.uk |

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