



1 Berkeley Close, Potters Bar, Herts, EN6 2LG
Offers Over £600,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL
■ PROPERTY MANAGEMENT ■

Situated walking distance from Potters Bar town centre with mainline railway station and good shopping facilities, this early 1990's built detached three bedroom bungalow features en-suite shower room to main bedroom, kitchen, separate breakfast room, lounge, 40' easterly garden and off street parking. Located in a quite cul de sac. Offered chain free.



- THREE BEDROOM DETACHED BUNGALOW
- CHAIN FREE
- WALKING DISTANCE TO MAINLINE STATION AND SHOPS
- KITCHEN BREAKFAST ROOM
- LOUNGE
- EN- SUITE TO BEDROOM ONE AND FAMILY BATHROOM
- 40' EASTERLY REAR GARDEN
- OFF STREET PARKING
- FREEHOLD. COUNCIL TAX BAND E - HERTSMERE COUNCIL
- VIEWING RECOMMENDED



Part double glazed and leaded light front door opens into:

ENTRANCE HALL

Amtico flooring. Single radiator. Two built in cupboards.

LOUNGE

Double glazed bay window to front. Double radiator. Ornamental fireplace. TV aerial point.

KITCHEN

Range of wall and base units in wood grain effect with cupboards and drawers. Granite work tops, up stands, splash back and window sill. Inset sink. Ceramic hob with extractor hood above. Oven below. Integrated fridge freezer. Space for washing machine and dishwasher. Hatch to dining/breakfast area. Tiled floor. Single radiator. Part double glazed door and double glazed window to side.

BREAKFAST ROOM

Amtico flooring. Single radiator. Two double windows to side. Wall light points.

BEDROOM ONE

Range of fitted wardrobes. Double glazed windows and double glazed casement door to rear. Combined light and cooling fan. Double radiator. Door to:

EN-SUITE SHOWER ROOM

White suite comprising shower base. WC. Wall mounted wash basin. Half tiled walls and fully tiled to shower cubicle. Electric shaver point. Frosted double glazed window to side.



BEDROOM TWO

Range of fitted bedroom furniture including wardrobes, chest of drawers and bridging cupboard. Double glazed window to rear. Single radiator.

BEDROOM THREE

Double radiator. Double glazed window to front. Fitted cupboards. Archway to:

STUDY

(Potential en-suite) Fitted cupboards. Door to rear.

BATHROOM

White suite comprising bath with shower mixer. Concealed cistern WC. Wall mounted wash basin. Half tiled wall. Tiled floor. Frosted double glazed window to side. Heated towel rail.

EXTERIOR REAR

40' deep approximately (12.19m deep approximately) Backing easterly. Starting from the rear of the property with a full width patio. External water point. Remainder of the garden is lawn. Two timber garden sheds. Further patio to the end of the garden. Flower and shrub borders to either side and rear. Well secluded with timber fence panelling. Access to front via side way.

EXTERIOR FRONT

Block paved driveway providing parking.

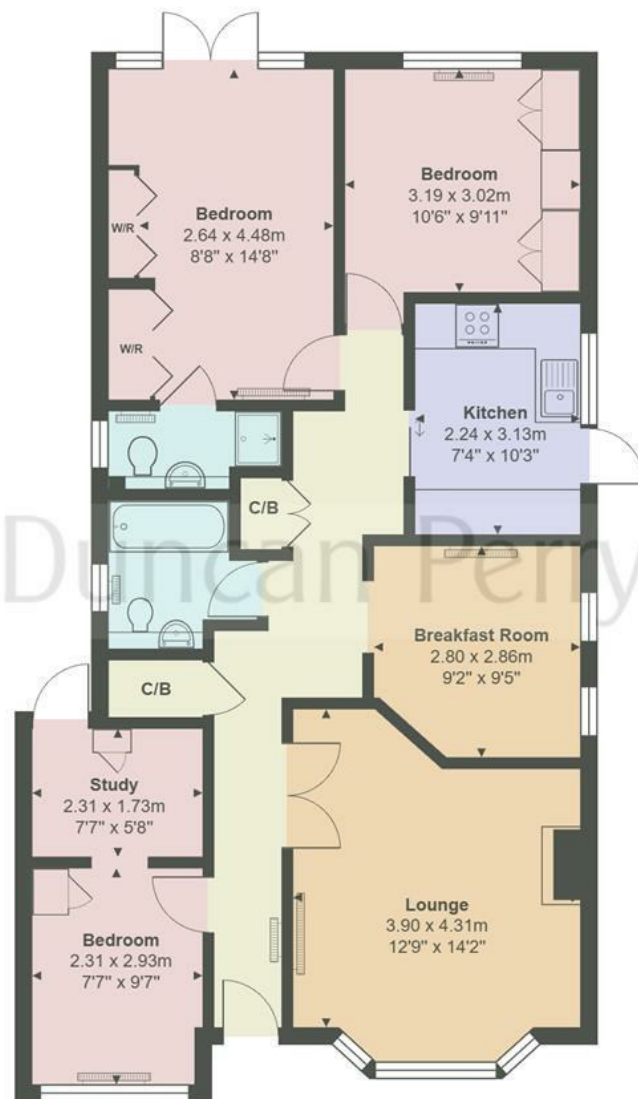
Freehold. Council tax band E - Hertsmere Council

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







Berkeley Close, Hertfordshire EN6

Total Area: 90.2 m² ... 971 ft²

All measurements are approximate and for display purposes only

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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.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
A++ (95-100)			A++ (20-25)		
A+ (85-95)			A+ (26-30)		
A (75-85)			A (31-35)		
B (65-75)			B (36-40)		
C (55-65)			C (41-45)		
D (45-55)			D (46-50)		
E (35-45)			E (51-55)		
F (25-35)			F (56-60)		
G (15-25)			G (61-65)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

