



Dugdale Hill Lane
Potters Bar EN6 2DF

163 Dugdale Hill Lane, Potters Bar EN6 2DF

❖ NO ONWARD CHAIN. This fabulous semi detached home offers circa 1371 sq ft of versatile living accommodation arranged over two floors and located within the catchment area for Dame Alice Owen's School.

❖ The accommodation comprises of spacious hallway, open plan 28' living/kitchen area, bedroom four/playroom, shower room and laundry room. The first floor has three bedrooms and a family bathroom. The low maintenance rear garden has a paved seating area to the immediate rear ideal for outdoor entertaining with steps up to the remainder which is laid to artificial grass, there is also a large summer house to the rear. The frontage is laid to paving and provides off street parking.



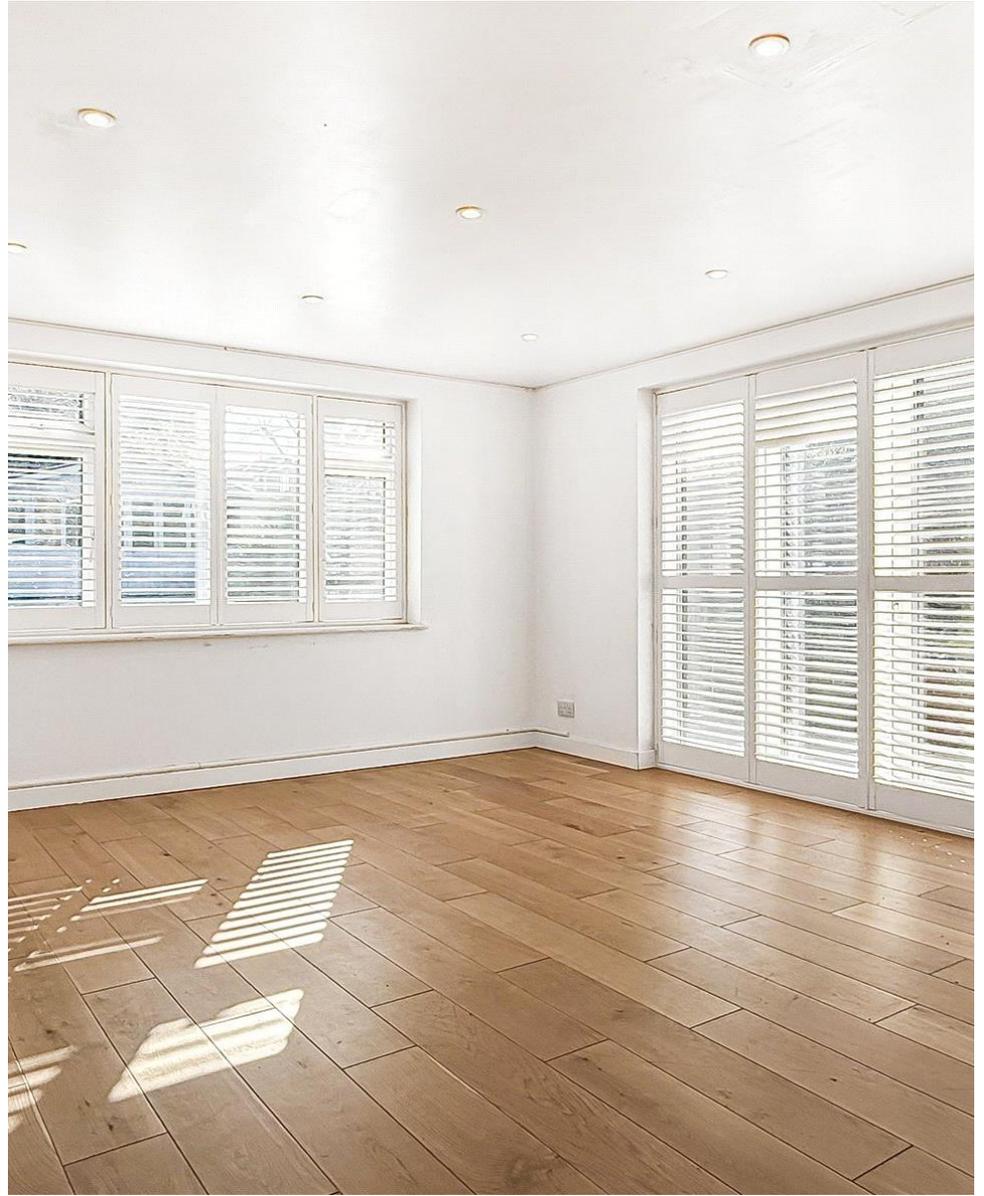




















Approximate Gross Internal Area 1444 sq ft - 134 sq m

Ground Floor Area 898 sq ft – 83 sq m

First Floor Area 405 sq ft – 38 sq m

Outbuilding Area 141 sq ft – 13 sq m

Local Authority:
Hertsmere Borough Council
Council Tax Band: D
FREEHOLD



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	80
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.





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