



## Dugdale Hill Lane, Potters Bar, Hertfordshire, EN6 2DF

**£895,000**

- ALWAYS WITHIN DAME ALICE OWENS SCHOOL CATCHMENT
- EXTENDED FAMILY HOME
- EXCELLENT DECORATIVE ORDER THROUGHOUT
- LARGE ENTRANCE HALL
- BI-FOLDING DOORS
- OFF STREET PARKING X 8
- THREE / FOUR BEDROOM SEMI DETACHED HOME
- DOWNSTAIRS STUDY
- DOWNSTAIRS 4TH BEDROOM / STUDY / GAMES ROOM
- VIEWING ADVISED

# Dugdale Hill Lane, Potters Bar, Hertfordshire, . EN6 2DF

## £895,000 Freehold

CONSISTENTLY IN DAME ALICE OWENS SCHOOL CATCHMENT and one of the nicest homes currently available on the market within catchment. This THREE / FOUR BEDROOM home has been extended and refurbished to a high standard throughout by its current owners and benefits from a large block paved driveway, huge entrance hall with plenty of storage for coats and shoes, a study and downstairs bathroom, living room to the front of the home, a large L-Shape dining room leading through to the fitted kitchen with bi-folding doors leading out to the garden. There is the well needed utility room off the kitchen and a downstairs guest bedroom / games room.

The first floor is in excellent decorative order and features master bedroom with en-suite shower room and two further bedrooms.

Externally the home features a patio area, lazy lawn, plus sheltered BBQ area and additional outside storage.

Viewing is advised.



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Total Area: 128.2 m<sup>2</sup> ... 1380 ft<sup>2</sup> (excluding covered bbq area, garden)

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>73</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	<b>59</b>
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

