



Swanland Road, North Mymms, AL9

All measurements are approximate and for display purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents. Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particulars are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

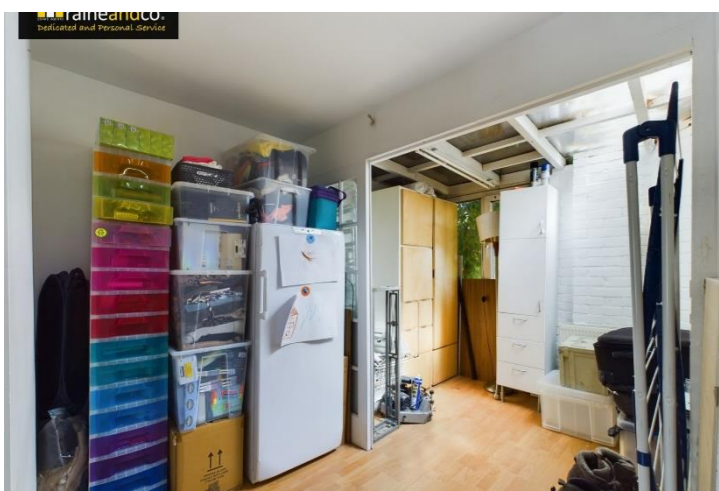
Swanland Road, North Mymms, Freehold Price £895,000



A FOUR BEDROOM DETACHED BUNGALOW SITUATED ON A CORNER PLOT APPROXIMATELY 0.29 ACRES with an incomplete loft conversion requiring finishing off. The property is located in North Mymms, an area between Welham Green and Potters Bar with good road links to the M25 and A1M.

- Detached Bungalow
- Corner Plot
- Four Bedrooms
- Kitchen/Breakfast/Family Dining Room
- Large Lounge
- Utility Area
- Off Road Parking For Several Cars
- Unfinished Loft Conversion
- Chain Free





Entrance porch

Via panelled front door with part frosted double glazed panels. Double glazed windows either side of entrance door to front. Sliding part glazed door opens into;

Entrance Hall

Double panel radiator. Doors to;

Lounge

Double glazed windows to front and side. Decorative feature fireplace. Two concealed radiators. Wall light points.

Open Plan Kitchen and Family Dining Room

Kitchen Area:

Range of high gloss white wall and base units with granite worktop surfaces over. One and a half bowl sink unit with mixer tap and waste disposal. Space for a Range style gas cooker. Extractor above. Space for dishwasher and fridge/freezer. Double glazed window to side. Tiled floor.

Dining Area:

Double panel radiator. Storage cupboard housing the electrical isolating fuse board and electric meter. Two further feature radiators. Two double width double glazed doors to rear and side both leading to rear garden.

Utility Room

Wall and base units. Single drainer stainless steel sink with mixer tap. Space for washing machine and tumbler dryer. Wall mounted gas central heating boiler. Pressurised hot water tank. Part glazed door to rear garden.

Inner Lobby and Store Room

Double glazed window to rear. Double panel radiator, Space for a upright freezer. Door to;

Bedroom Four

Double glazed window to front. Radiator.

Bedroom One

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

Bedroom Two

Double glazed window to rear. Double panel radiator.

Bedroom Three

Double glazed window to rear. Double panel radiator.

Shower Room

Suite comprising of a close coupled W.C. and wash basin with drawer below. Half tiled walls. Shower wet room with a fixed overhead shower and hand shower attachment. Glass shower screen. Frosted effect double glazed window to rear. Light activated extractor fan. Double panel radiator. Heated towel rail. Built in shelved cupboard. Ceiling spotlights.

Loft Area

A partly built loft conversion with dormer windows to rear with granted planning permission. A usable area of 11 m x 4.6 m which could add an extra 3 bedrooms or 2 large bedrooms with en-suite. (All details and measurements of the loft area were provided by the owner as we were unable to gain access)

Rear Garden

The overall plot size is approximately 0.29 acres with a concrete patio area, rear garden mainly laid to lawn, a large timber shed with tiled roof and a small timber framed tiled roof storage area. Side gate access to front garden. .

Front Garden

A corner plot garden mainly laid to lawn with off road parking for a number vehicles. Bloc paved path to front door, side gate for access to rear garden.

Further Details

The property is Freehold
Council Tax Band - Band G
MD1280824

AGENT'S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.