



70 BARNET ROAD, POTTERS BAR EN6 2RD

Offers In The Region Of £585,000 | Freehold

ANDREW WARD^{EST 1988}
ESTATE AGENTS



Property Overview

An individual and very well presented three double bedroom semi detached family home. The property, which benefits from a double storey rear and side extension, provides spacious and well balanced accommodation comprising a living room which has a deep bay window to the front, a family room and an open plan kitchen/diner. To the first floor the master bedroom suite has a dressing room area with steps to the bedroom and en-suite shower, there are two further double bedrooms and a family bathroom.

Externally the front garden is set behind a low brick wall with mature rockery, a fabulous 85ft rear garden which boasts a variety of mature shrubs including climbing clematis, climbing roses and bamboo, a graveled terrace, a well manicured central lawn with inset stepping stones and to the rear of the garden is a further graveled terrace and a summer house which would be perfect for use as a home office, as it has power and lighting.

There is potential to reinstate off street parking at the rear of garden.





Property Features

- LIVING ROOM: 14'1 x 11'11
- FAMILY ROOM: 16'5 x 11'5
- KITCHEN/DINER: 16'5 x 13'1
- GARDEN OFFICE: 11'6 x 9'10
- 85FT REAR GARDEN
- BEDROOM 1: 17'1 x 9'10
- BEDROOM 2: 11'11 x 11'5
- BEDROOM 3: 11'7 x 9'10
- TWO BATHROOMS (ONE EN-SUITE)
- POTENTIAL TO REINSTATE OFF STREET PARKING

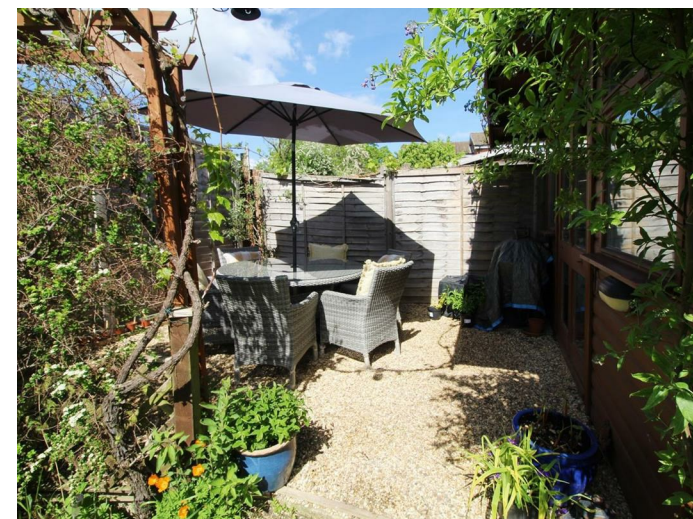
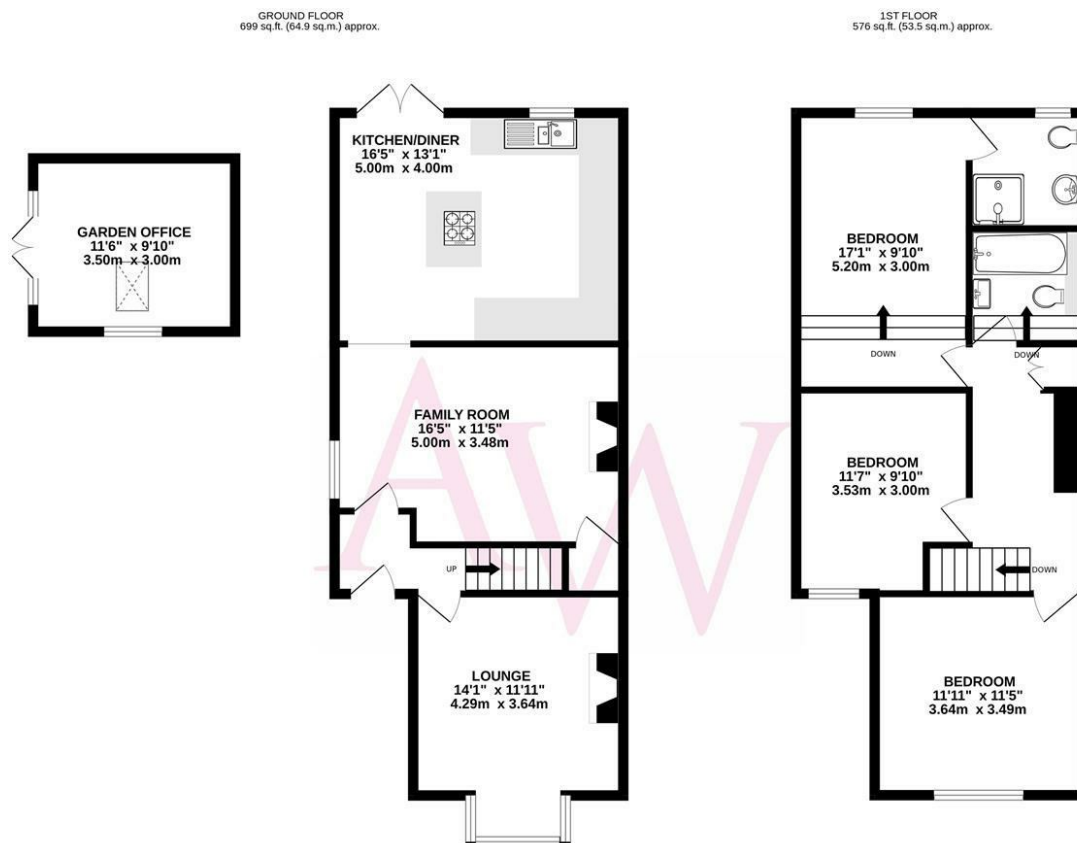


Agents Notes

We understand that the gas boiler has recently been installed.

EPC RATING: E

COUNCIL TAX BAND: D



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Disclaimer: "These property particulars, including floor plans, are set out as a general outline only for guidance and DO NOT constitute any part of an offer or contract. Any purchaser or other must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are given as approximate, no survey or testing of appliances has been carried out. No employee of Andrew Ward Estate Agents has the authority to make or give any representation or warranty in respect of the property."

All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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