



ANDREW WARD
FOR SALE
01707 657181

159 SOUTHGATE ROAD, POTTERS BAR EN6 5ER

Asking Price £550,000 | Freehold

ANDREW WARD^{EST 1988}
ESTATE AGENTS



Property Overview

Welcome to this charming Tudor-style family home, a beautiful blend of classic character and modern comfort. As you step inside, you'll be greeted by high ceilings and a warm, inviting atmosphere. The separate lounge, with its feature fireplace, is the perfect spot for cozy evenings, while the open-plan kitchen and dining room provides a bright, central hub for family life. This space flows seamlessly into a good-sized conservatory, offering a tranquil retreat with views of the mature, south-westerly facing garden—an ideal spot for enjoying sunny afternoons.

Upstairs, the home continues to impress with two comfortable double bedrooms, a further single bedroom, and a well-appointed family bathroom. The kitchen itself is a highlight, featuring elegant marble worktops. For convenience, the home is equipped with gas central heating, a Vaillant combination boiler, and double-glazed windows.

Outside, the property enjoys lovely countryside views from the front. The beautiful rear garden is a true oasis, offering a peaceful and private space. Practicality is not forgotten, with a detached garage and off-street parking accessible from Hill Rise.

Situated on Southgate Road, this home offers the best of both worlds: a peaceful setting with excellent local amenities. You're just a short walk from High Street shops and Potters Bar mainline station, providing a fast and frequent service to Kings Cross and Moorgate. For those who travel by car, the M25 and A1(M) are just a short drive away.





Property Features

- LOUNGE: 13'0 x 12'5
- KITCHEN/DINING ROOM: 19'0 x 12'0
- CONSERVATORY: 18'9 x 11'2 > 8'7
- DETACHED GARAGE
- OFF STREET PARKING
- BEDROOM 1: 13'3 x 12'10
- BEDROOM 2: 12'0 x 10'11
- BEDROOM 3: 8'4 x 7'3
- BATHROOM:
- 55FT SOUTH WESTERLY FACING REAR GARDEN

Agents Notes

The kitchen is fitted with marble work tops, the lounge has a feature fitted electric fire, the loft is part boarded and insulated, gas central heating (Vaillant combination gas boiler in the kitchen) and double glazed windows.

EPC RATING: D

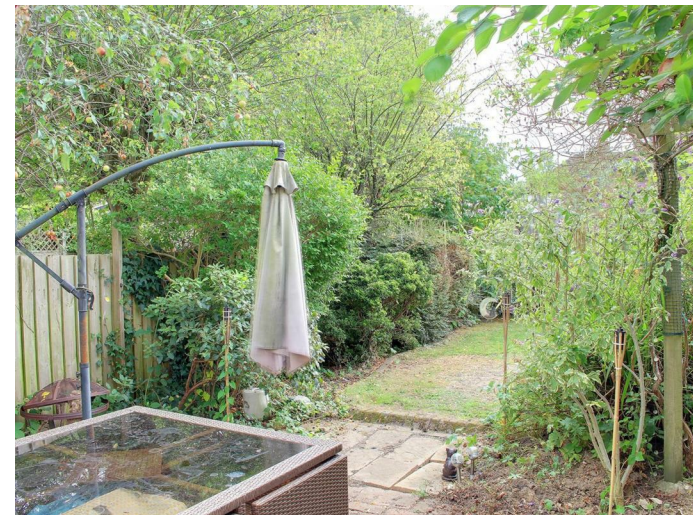
COUNCIL TAX BAND: D



TOTAL FLOOR AREA: 1143 sq.ft. (106.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.

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