



8 LADBROOKE DRIVE, POTTERS BAR EN6 1QP

Asking Price £725,000 | Freehold

ANDREW WARD EST. 1988  
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## Property Overview

An exceptional extended two double bedroom detached bungalow offering spacious living space along with detached garage and beautiful 140ft mature landscaped garden. The property offers well balanced accommodation with potential to extend (STPP). Comprising entrance hall, living room with feature fireplace open to dining area and inter-connecting to a wonderful conservatory with doors to garden. Additionally there is a modern kitchen, two very good size bedrooms with built in wardrobes and modern bathroom. Approached by a private drive with double gates to side leading to detached garage and beautiful mature rear garden.





## Property Features

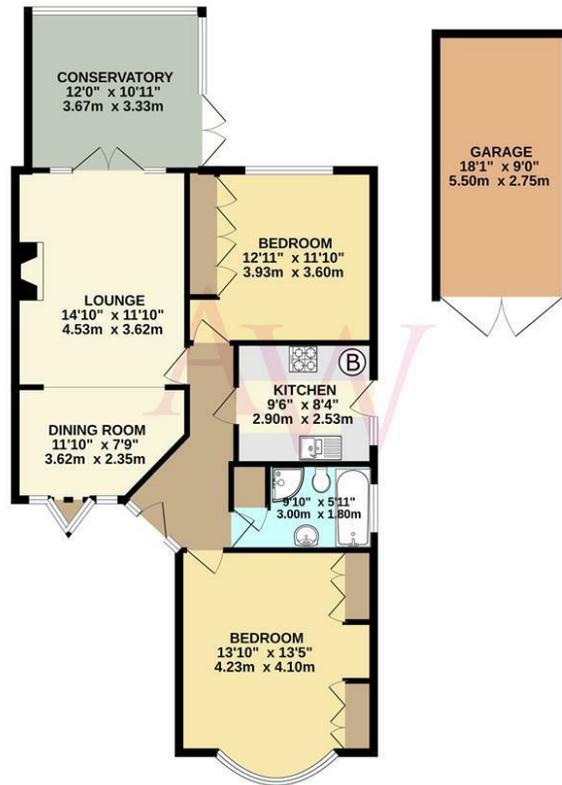
- Living Room: 14'10 x 11'10
- Dining Area: 11'10 x 7'9
- Kitchen: 9'6 x 8'4
- Conservatory: 12'0 x 10'11
- Detached Garage: 18'1 x 9'0
- Bedroom One: 13'10 x 13'5
- Bedroom Two: 12'11 x 11'10
- Bathroom
- Driveway
- 140ft Garden



## Agents Notes

The property offers a wealth of charm and character combined with modern fixtures and fittings including kitchen and bathroom. Offering bright and spacious living with stunning rear garden with extensive lawn and an abundance of flower and shrub borders. The property also comes to the market chain free.

GROUND FLOOR  
1101 sq.ft. (102.2 sq.m.) approx.



TOTAL FLOOR AREA: 1101 sq.ft. (102.2 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 mis-statement. 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 operability or efficiency can be given.  
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