



51 BIRCH GROVE, POTTERS BAR EN6 1SY

Asking Price £725,000 | Freehold

ANDREW WARD^{EST. 1988}
ESTATE AGENTS



Property Overview

A spacious 3/4 bedroom detached family house which has been extended to provide well balanced living space along with private drive, integral garage and South facing secluded garden. Accommodation comprises entrance hall, living room with sliding doors to conservatory, kitchen/breakfast room, dining room, study/bedroom and bathroom. To the first floor there are three generous size bedrooms served by a large family bathroom. The rear garden has a raised terrace with an abundance of flowers and shrubs.





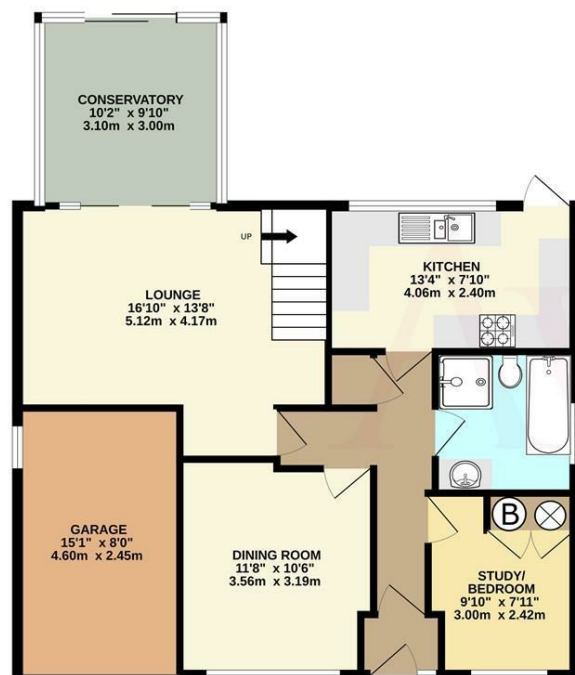
Property Features

- Living Room:
- Dining Room:
- Kitchen/Breakfast Room:
- Conservatory:
- Two Bathrooms
- Bedroom One:
- Bedroom Two:
- Bedroom Three:
- Study/Bedroom Four:
- Garage

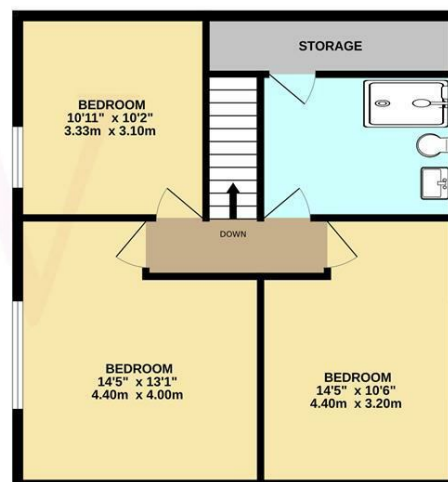
Agents Notes

The property is conveniently situated close to both the High St & Darkes lane with its vast array of shopping facilities and mainline rail station. Offering both spacious and flexible living space in this popular cul de sac position.

GROUND FLOOR
864 sq.ft. (80.3 sq.m.) approx.



1ST FLOOR
599 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA: 1463 sq.ft. (135.9 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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All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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