



46 STRAFFORD GATE, POTTERS BAR EN6 1PN

Asking Price £639,950 | Freehold

ANDREW WARD<sup>EST 1988</sup>  
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## Property Overview

A spacious two double bedroom semi detached bungalow situated in this highly regarded turning with garage, private drive with plenty of parking and 100ft rear garden. The property offers versatile living space and larger than average accommodation comprising entrance hall, Living room with feature fireplace with inter-connecting doors to conservatory, good size kitchen/diner, two double bedrooms and large bathroom. Approached by an independent drive with additional drive to side leading to detached garage and mature garden.







## Property Features

- Living Room: 15'11 x 9'10
- Kitchen/Breakfast Room: 14'8 x 10'2
- Conservatory: 24'6 x 7'8
- Plenty of Parking
- Detached Garage: 20'0 x 8'6
- Bedroom One: 15'1 x 13'9
- Bedroom Two: 12'6 x 11'6
- Family Bathroom
- Chain Free
- 100ft Garden

## Agents Notes

The property is situated in close proximity to Darkes Lane with its vast array of shopping facilities and mainline train station with fast and direct service to Kings Cross/St Pancras.

The property also comes to the market chain free and is available for viewing immediately.

GROUND FLOOR  
1139 sq.ft. (105.8 sq.m.) approx.



TOTAL FLOOR AREA: 1139 sq.ft. (105.8 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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