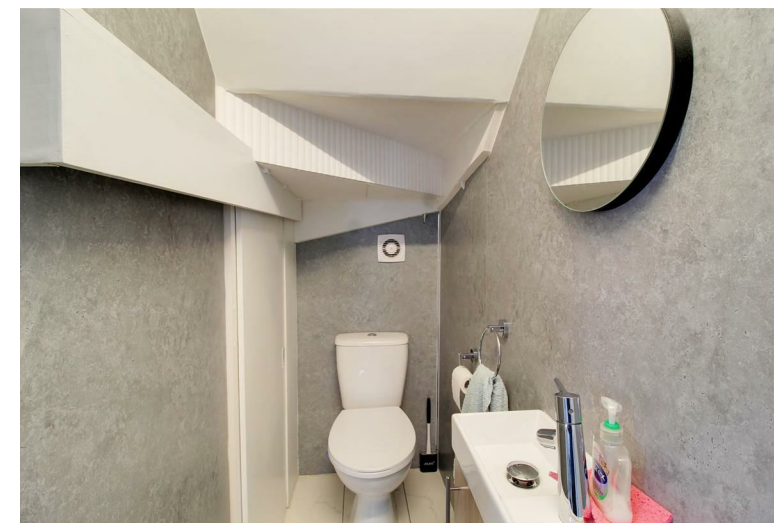




71 TEMPEST AVENUE, POTTERS BAR EN6 5JZ

Asking Price £625,000 | Freehold

ANDREW WARD EST. 1988  
ESTATE AGENTS



## Property Overview

A well presented three double bedroom semi detached family house with private drive, detached garage and west facing rear garden. The property offers well proportioned living space comprising entrance hall with cloakroom, two good size inter-connecting reception rooms with doors to garden and modern fitted kitchen. To the first floor there are three double bedrooms with plenty of built in wardrobes served by a stylish modern family shower room. Approached with an independent drive to side leading to detached garage and 50ft West facing garden





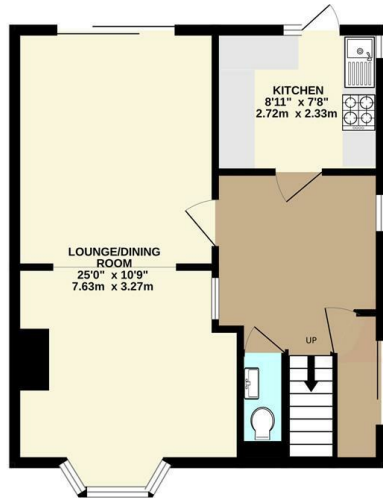
## Property Features

- Living/Dining Room: 25'0 x 10'9
- Spacious Entrance Hall
- Kitchen: 8'11 x 7'8
- Cloakroom
- Detached Garage: 16'1 x 8'6
- Bedroom One: 12'9 x 10'7
- Bedroom Two: 11'0 x 10'6
- Bedroom Three: 9'1 x 7'8
- Family Shower Room:
- West Facing Garden: 50ft

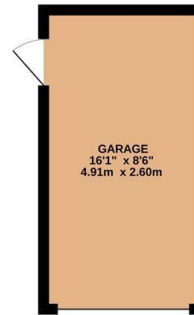
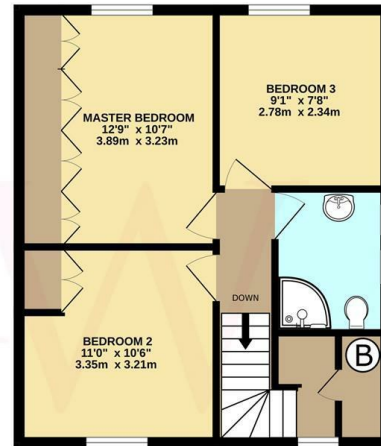
## Agents Notes

Tempest Avenue is located between Oakmere Lane and Oakmere Avenue and is therefore ideally positioned just a short walk away from the multiple shopping facilities in the High Street and Oakmere Park. Darkes Lane and Potters Bar mainline station are also easily accessed, which provides a fast and frequent service to Kings Cross and Moorgate. Major road access is excellent, with the M25 and A1(M) motorways being a short drive away.

GROUND FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR  
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 1055 sq.ft. (98.0 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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