



10 PARK AVENUE, POTTERS BAR EN6 5EJ

Asking Price £895,000 | Freehold

ANDREW WARD^{EST 1988}
ESTATE AGENTS



Property Overview

A substantial and beautifully presented four bedroom semi detached Edwardian family house with self contained studio apartment, private drive and stunning wrap around landscaped garden. The property offers a natural blend of period charm and contemporary design to provide spacious modern day living space. Accommodation comprises a wonderful semi open plan entrance hall to living room, magnificent dining room with french doors to garden, kitchen/diner open to sun room, utility room, cloakroom and self contained studio accessible from an internal door. To the first floor the dressing/bedroom enjoys en suite facilities with a further three double bedrooms served by the family bathroom. Approached by an independent drive and beautiful garden to rear ideal for entertaining.





Property Features

- Living Room: 27'2 x 20'2
- Dining Room: 14'7 x 13'6
- En Suite to Dressing/Bedroom
- Family Bathroom
- Self Contained Studio
- Four Double Bedrooms
- Kitchen/Diner: 16'7 x 13'7
- Sun Room: 16'3 x 6'0
- Utility & Cloakroom
- Beautiful Landscaped Gardens

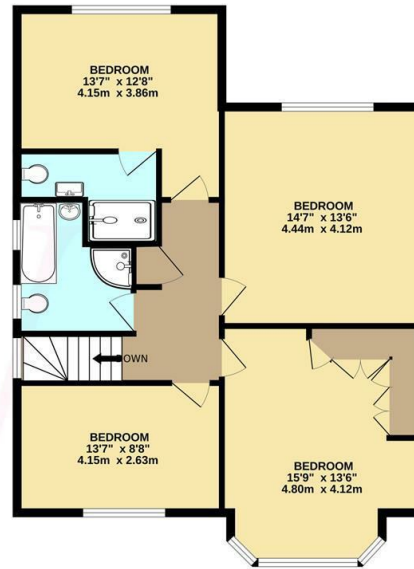
Agents Notes

The property has been extended over the years to provide well balanced and flexible living space combined with many original features including high ceilings feature fireplaces and further potential to extend into the loft space (subject to planning).

GROUND FLOOR
1209 sq.ft. (112.3 sq.m.) approx.



1ST FLOOR
852 sq.ft. (79.1 sq.m.) approx.



TOTAL FLOOR AREA: 2061 sq.ft. (191.5 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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