



24 FORBES AVENUE, POTTERS BAR EN6 5NH

Asking Price £449,950 | Freehold

ANDREW WARD^{EST. 1988}
ESTATE AGENTS



Property Overview

A deceptively spacious two double bedroom mid terrace family house with off street parking for two vehicles and beautiful mature 100ft West facing garden. The property comes to the market chain free with massive scope to extend or reconfigure (subject to planning). Accommodation offers well balanced living space comprising entrance hall, living room with feature fireplace and spacious kitchen/diner with door to garden. To the first floor are two good size double bedrooms served by a modern shower room. Approached by a private drive with side passage way giving access to a beautiful 100ft West facing garden with brick built store.





Property Features

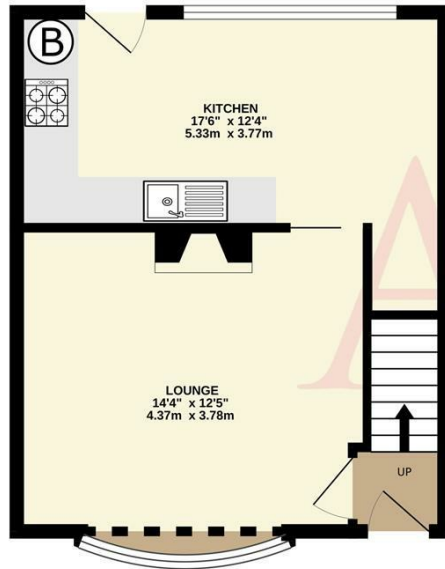
- Living Room: 14'4 x 12'5
- Kitchen/Diner: 17'6 x 12'4
- Shower Room
- Close to Town Centre
- Private Drive
- Bedroom One: 17'6 x 10'8
- Bedroom Two: 10'2 x 10'6
- Scope to Extend (STP)
- Chain Free
- 100ft West Facing Garden

Agents Notes

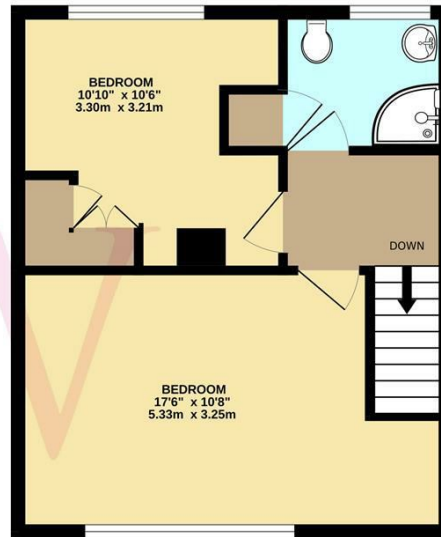
The property offers further scope to improve either by extending or the potential to reconfigure the current layout to create an additional bedroom (subject to planning).

A noteworthy feature of this property is its beautiful 100ft West facing garden and driveway for two cars.

GROUND FLOOR
372 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 739 sq.ft. (68.7 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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