

POTTERS BAR

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BROOKMANS PARK

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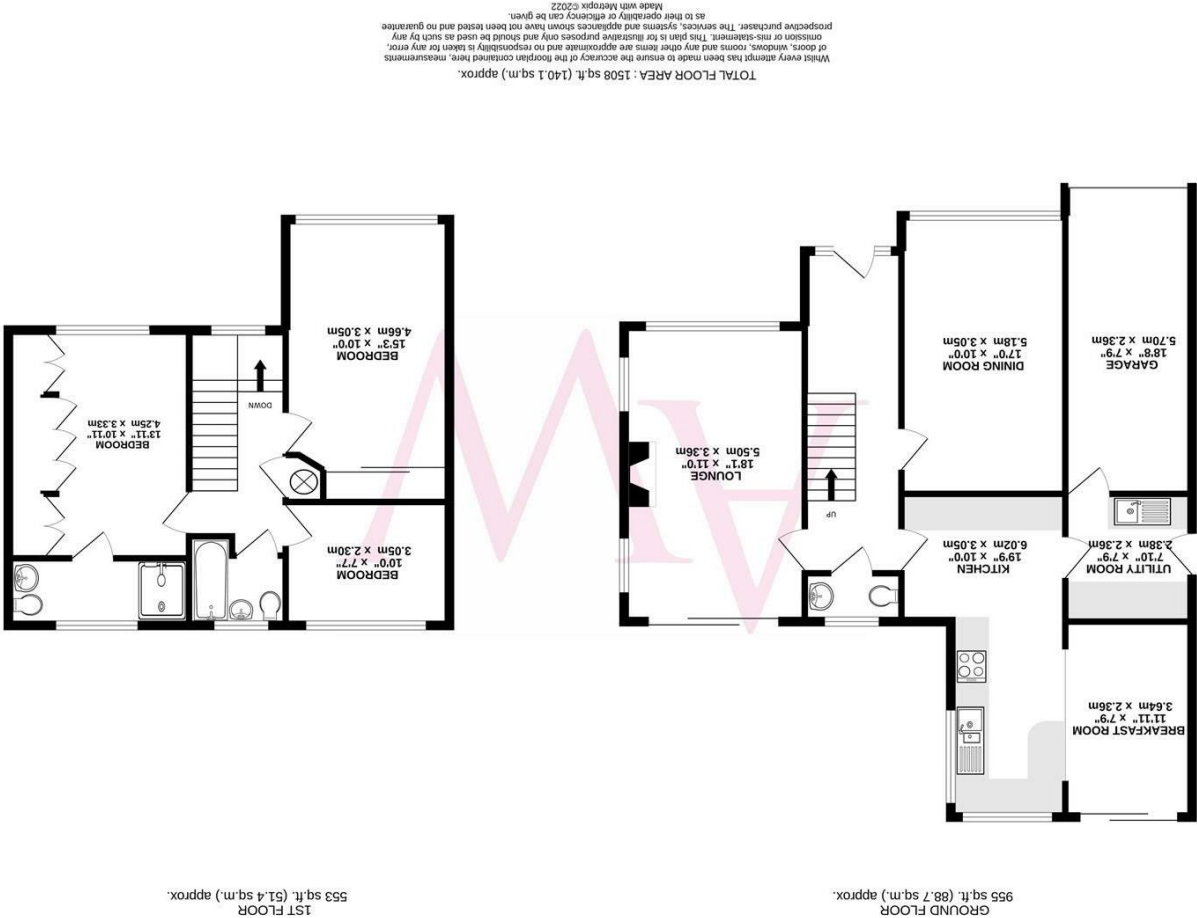
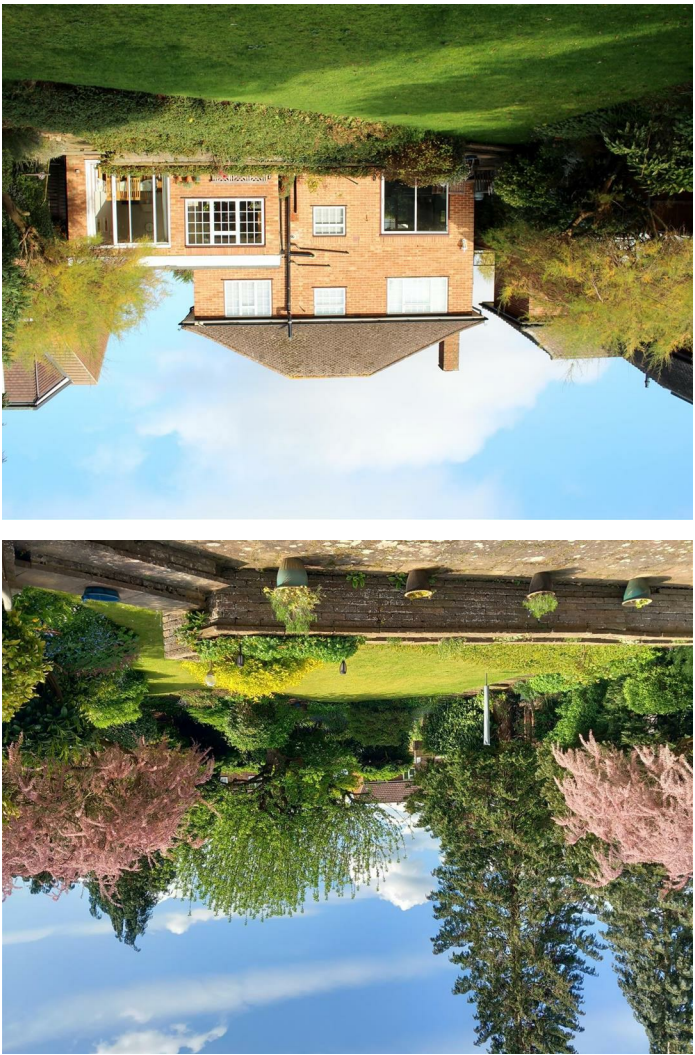
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34 HUGGINS LANE, WELHAM GREEN AL9 7LE

Guide Price £799,950 | Freehold





## Property Overview

A beautifully presented three bedroom detached family house with attached garage and stunning mature south facing garden. The property offers a natural balance of charm and character combined with modern living space comprising entrance hall with cloakroom, two good size reception rooms with solid wood herringbone flooring, kitchen with utility room opening up to a dining area enjoying views over the garden. To the first floor the master bedroom benefits from en suite facilities with plenty of built in wardrobe space with the additional two bedrooms also with storage served by the family bathroom. The property is approached by an independent drive with parking leading to attached garage. To the rear are beautiful mature gardens with full width patio area and extensive lawn extending to 90ft and enjoying a southerly aspect.



## Property Features

- Living Room: 18'1 x 11'0
- Dining Room: 17'0 x 10'0
- Kitchen: 19'9 x 10'0 Plus Utility Room
- Breakfast Room: 11'11 x 7'9
- Garage: 18'8 x 7'9
- Bedroom One: 13'11 x 11'11 Plus En Suite
- Bedroom Two: 15'3 x 10'0
- Bedroom Three: 10'0 x 7'7
- Family Bathroom
- 90ft South Facing Garden

## Agents Notes

The property offers well balanced accommodation with potential to extend (subject to the usual planning consent). Situated in a highly desirable residential road within a short walk of local shops and amenities and train station serving London (Finsbury Park & Moorgate).