



64 BRACKENDALE, POTTERS BAR EN6 2LX

Offers In Excess Of £675,000 | Freehold

ANDREW WARD EST 1988  
ESTATE AGENTS



## Property Overview

CHAIN FREE - A truly stunning and exceptionally stylish three bedroom semi detached family home, which has been thoughtfully extended and refurbished to a high standard. The property features a front living room, a separate family room which leads to a superb orangery (currently used as a dining room), which has a lovely glazed lantern roof, part open plan kitchen, guest cloakroom and an office/study (formerly the garage). On the first floor, there are two double bedrooms, a single bedroom and a very attractive bathroom.

Externally, the front drive provides off street parking for three/four cars and the south west facing rear garden has been landscaped and is laid with artificial grass.



## Property Features

- LIVING ROOM: 13'5 x 12'11
- FAMILY ROOM: 12'0 x 11'4
- ORANGERY: 16'10 x 6'10
- KITCHEN: 13'5 x 11'3
- OFFICE: 10'11 x 6'1
- BEDROOM 1: 13'5 x 10'6
- BEDROOM 2: 12'0 x 11'9
- BEDROOM 3: 8'5 x 7'10
- BATHROOM AND CLOAKROOM
- SOUTH WEST FACING REAR GARDEN

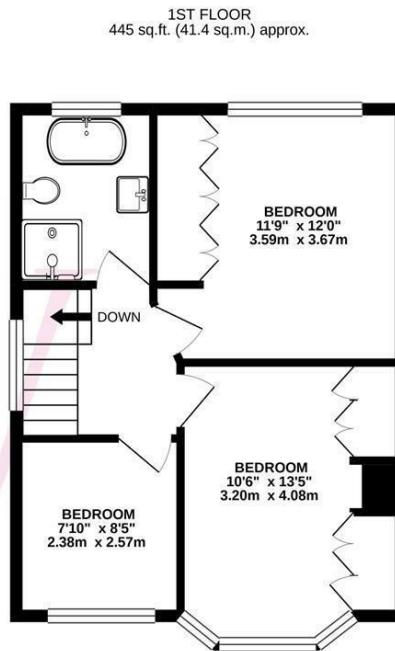
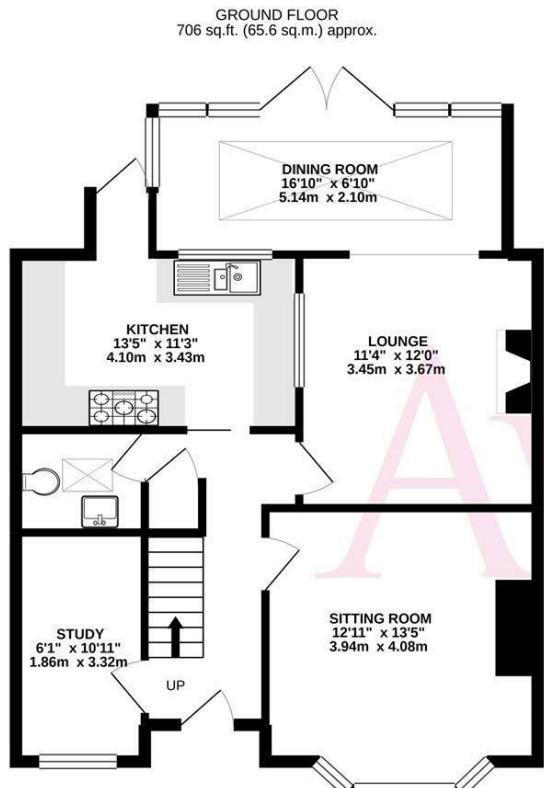


## Agents Notes

The property also benefits from granite work tops to the kitchen, fitted wardrobes to bedrooms one and two, the bathroom has a roll topped bath with clawed feet and a separate shower, the orangery provides an abundance of natural light, the rear garden has a large paved terrace with side access and there is potential for further extension, subject to the usual planning consents. The orangery and bathroom have underfloor heating. There is also an electric car charging point to the front drive.

EPC RATING: E

COUNCIL TAX BAND: E



TOTAL FLOOR AREA : 1141 sq ft. (106.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of these floor plans, measurements of doors, windows, rooms and any other items are approximate. 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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