



BIRCH TREE HOUSE CAUSEWAY CLOSE, POTTERS BAR EN6 5HW

Offers In Excess Of £650,000 | Freehold

ANDREW WARD EST 1988
ESTATE AGENTS



Property Overview

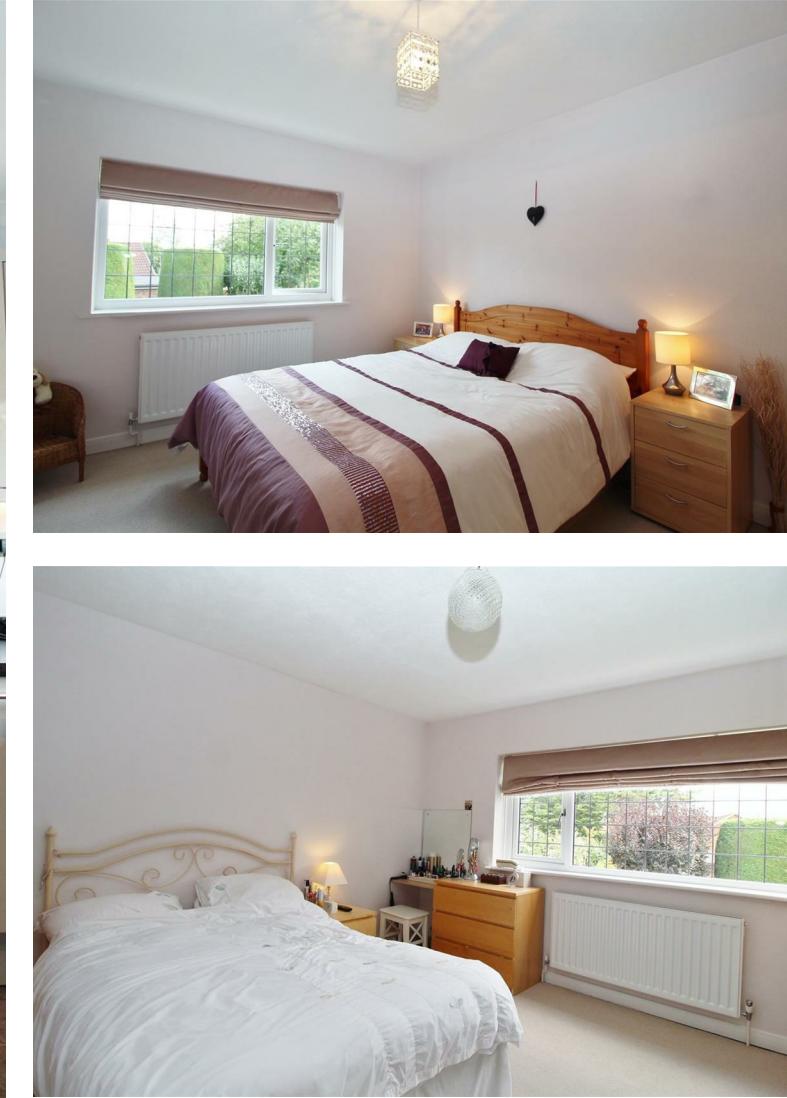
REDUCED - Situated in this highly desirable residential turning is this beautifully presented four bedroom detached family house. The property offers well balanced accommodation comprising entrance porch, entrance hall with luxury contemporary cloakroom, spacious full width living/dining room to rear and fully integrated kitchen/breakfast room with door to side. To the first floor a spacious landing area leads to four good size double bedrooms served by a luxury family bathroom. The property is approached by a block paved driveway with parking for three cars leading to integral single garage and rear pedestrian access to both flanks.

The rear gardens are well kept with lawn, flower and shrub borders and patio seating area to rear.



Property Features

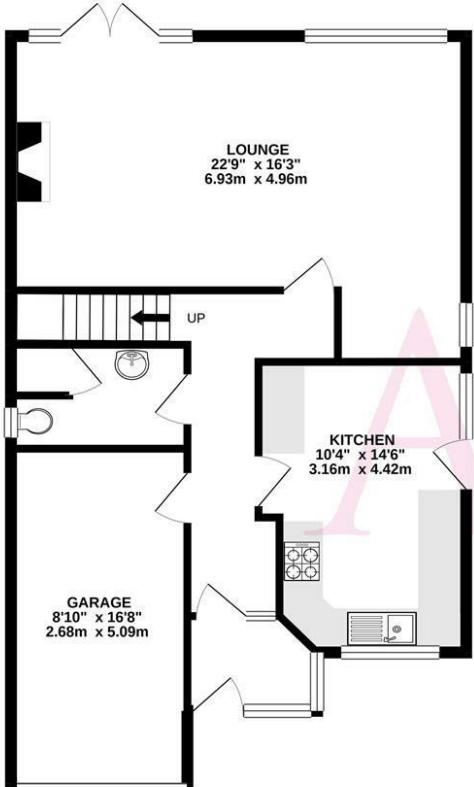
- Living/Dining Room: 22'8 x 16'2 max
- Kitchen/Breakfast Room: 14'4 x 10'9
- Cloakroom
- Beautifully presented
- Great Location
- Four Bedrooms
- Family Bathroom
- Single Garage
- Driveway
- 50 ft Mature Gardens



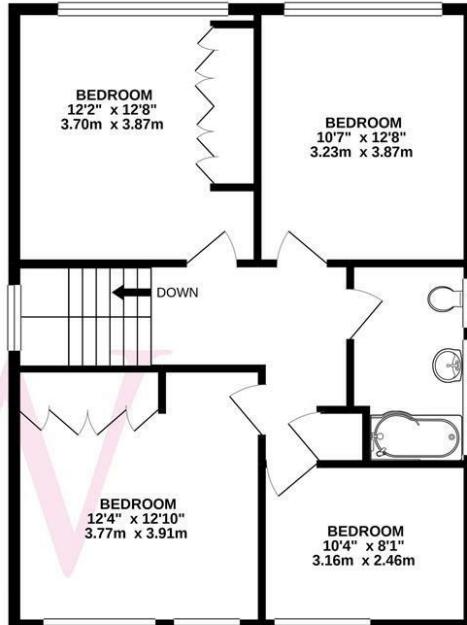
Agents Notes

The property has been well maintained and updated by the current owners including a contemporary fully integrated kitchen, bathroom and cloak room. There is also potential to extend (subject to the usual planning consent).

GROUND FLOOR
769 sq.ft. (71.4 sq.m.) approx.



1ST FLOOR
699 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA: 1468 sq.ft. (136.3 sq.m.) approx.
Whilst every care has been taken to ensure the accuracy of the floor plan 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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