



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

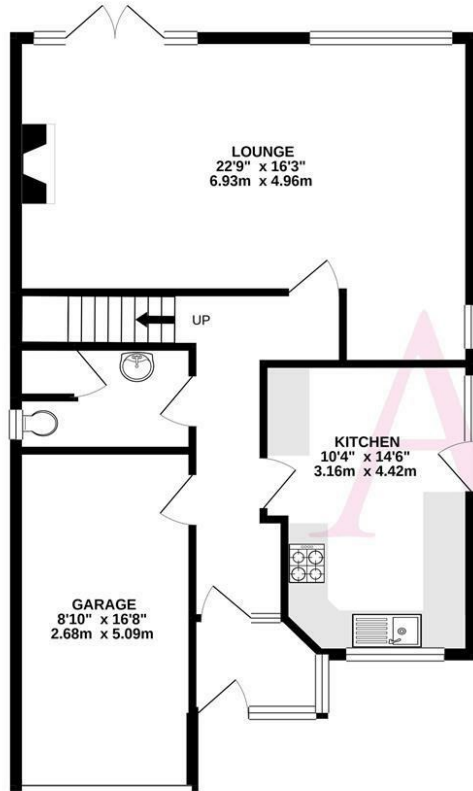
- Living/Dining Room: 22'8 x 16'2 max
- Kitchen/Breakfast Room: 14'4 x 10'9
- Cloakroom
- Beautifully presented
- Great Location
- Four Bedrooms
- Family Bathroom
- Single Garage
- Driveway
- 50 ft Mature Gardens



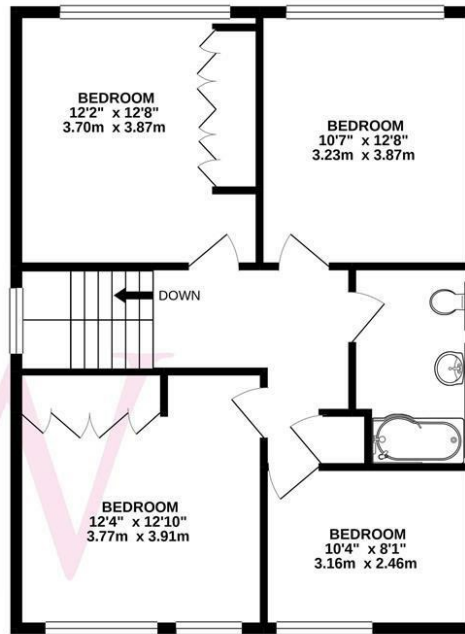
Agents Notes

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 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.
Made with Metropix ©2020



Contact us

149 High Street, Potters Bar, Herts, EN6 5BB
01707 657181 | pottersbar@andrewward.co.uk

www.andrewward.co.uk

Our Offices

BARNET
175 High Street, Barnet EN5 5SU
Tel: 020 8441 6000
Email: barnet@andrewward.co.uk

BROOKMANS PARK
35 Bradmore Green, Brookmans Park AL9 7QR
Tel: 01707 649779
Email: brookmanspark@andrewward.co.uk

POTTERS BAR
149 High Street, Potters Bar EN6 5BB
Tel: 01707 657181
Email: pottersbar@andrewward.co.uk

Disclaimer: "These property particulars, including floor plans, are set out as a general outline only for guidance and DO NOT constitute any part of an offer or contract. Any purchaser or other must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are given as approximate, no survey or testing of appliances has been carried out. No employee of Andrew Ward Estate Agents has the authority to make or give any representation or warranty in respect of the property."

All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

ANDREW WARD EST. 1988
ESTATE AGENTS