



91 MUTTON LANE, POTTERS BAR EN6 2NU

Asking Price £550,000 | Freehold

ANDREW WARD EST. 1988  
ESTATE AGENTS



## Property Overview

Set back from the road and enjoying a lovely leafy aspect to the front is this well presented three bedroom extended semi detached family home. This chain free property features an entrance porch, 22ft through lounge, the dining room leads to the kitchen, guest cloakroom and to the first floor there are three bedrooms and a bathroom which is fitted with a shower.

Externally, the front drive provides off street parking for three cars, a pretty front garden, a garage via a shared driveway and a low maintenance rear garden.





## Property Features

- LOUNGE: 22'5 x 12'10
- DINING ROOM: 9'4 x 7'5
- KITCHEN: 14'0 x 8'1
- OFF STREET PARKING
- GARAGE: 18'1 x 8'6
- BEDROOM 1: 14'3 x 9'10
- BEDROOM 2: 9'10 x 8'2
- BEDROOM 3: 10'0 x 6'11
- BATHROOM AND CLOAKROOM
- 35FT REAR GARDEN

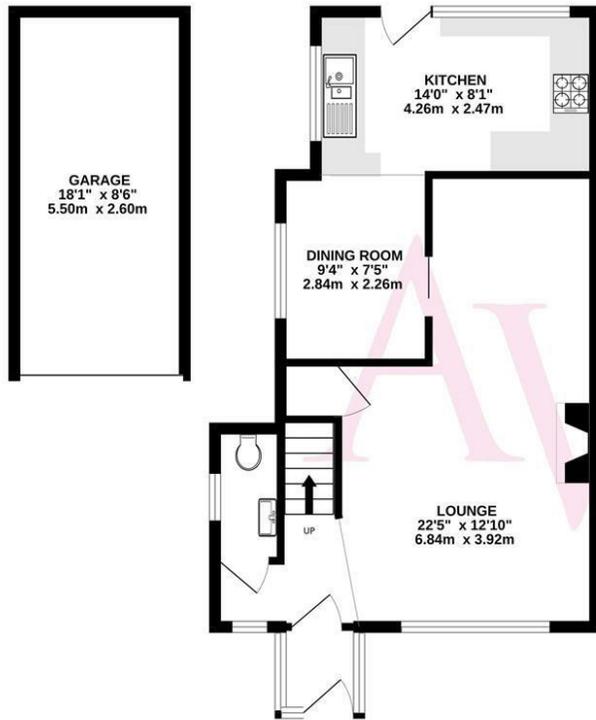
## Agents Notes

The property benefits from gas central heating, double glazed windows and is offered for sale subject to probate being granted.

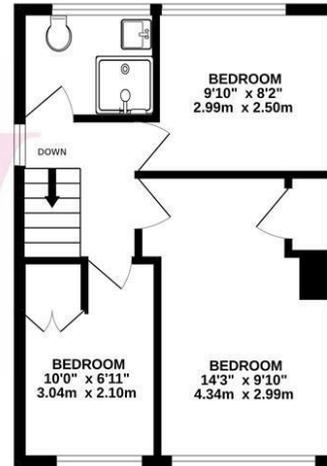
COUNCIL TAX BAND: E

EPC RATING: TBC

GROUND FLOOR  
663 sq.ft. (61.6 sq.m.) approx.



1ST FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA: 1013 sq.ft. (94.1 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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All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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