



1 MANOR ROAD, POTTERS BAR EN6 1DG

Offers In The Region Of £699,950 | Freehold

ANDREW WARD EST. 1988



Property Overview

Situated in one of Potters Bar's most exclusive roads, a spacious three double bedroom semi detached bungalow, which is set in this lovely cul-de-sac, just a short level walk to the extensive shopping facilities in Darkes Lane and mainline station. The accommodation comprises an open plan kitchen/diner/family room, three good sized bedrooms and two bathrooms. Externally, the front drive provides off street parking for three/four cars, a garage which is accessed from the side and a 100ft southerly facing rear garden. Council Tax Band E

Please note the following:

1. We understand that Planning Permission was granted in May 2017 to extend the kitchen, but as the building works were not fully completed, the building regulations were not signed off.
2. We understand that planning was approved to extend into the loft under Permitted Development in February 2017. The works, to create a further bedroom and en-suite shower have not been completed and there is currently no fixed staircase to access first floor level.
3. The garage is accessed via the Manor Road "pay and display" car park and an annual charge of £50 is paid to Hertsmere Council for access to the garage.

Property Features

- LOUNGE/DINING ROOM: 25'9 x 17'4
- KITCHEN: 13'4 x 11'10
- OFF STREET PARKING
- GARAGE
- 100FT SOUTHERLY FACING REAR GARDEN
- BEDROOM 1: 13'7 x 13'6
- BEDROOM 2: 12'4 x 11'5
- BEDROOM 3: 11'1 x 10'6
- TWO BATHROOMS
- GREAT LOCATION

Agents Notes

As there are some unfinished works to be completed, the property would be perfect for buyers wishing to personalise their next home.

The kitchen is fully equipped, has a vaulted ceiling, overhead Velux windows, quartz worktops and has bi-fold doors to the rear garden.

EPC RATING: D

COUNCIL TAX BAND: E