



72 HATFIELD ROAD, POTTERS BAR EN6 1HT

Guide Price £599,950 | Freehold

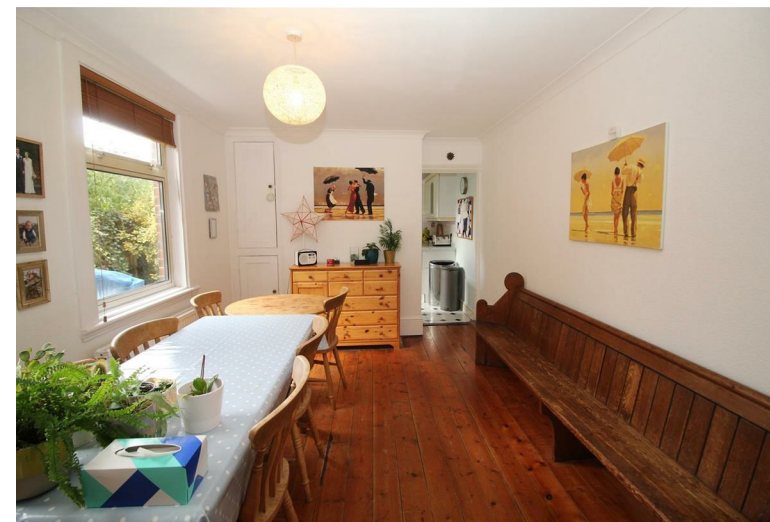
ANDREW WARD<sup>EST 1988</sup>  
ESTATE AGENTS



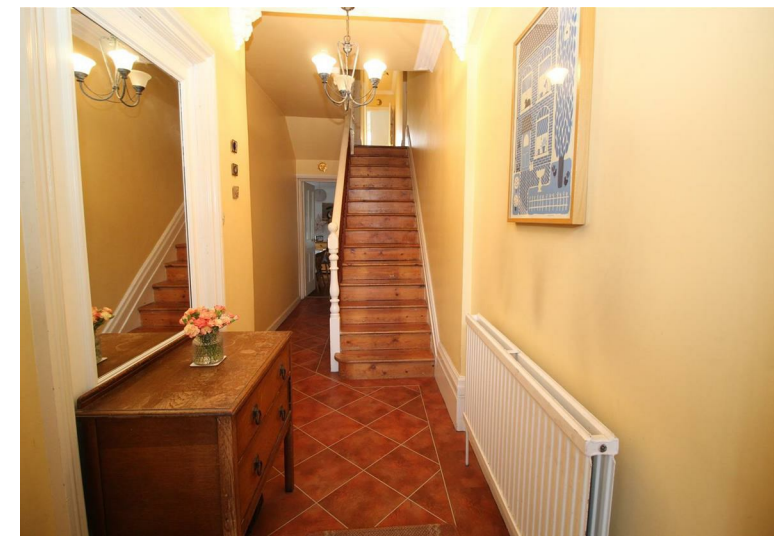


## Property Overview

A delightful and larger than average four double bedroom halls adjoining bay fronted semi detached Edwardian family home, which we understand dates back to circa 1904. The property, which has been extended both to the rear and into the loft, now provides extremely spacious accommodation arranged over three floors. Features include a dual aspect living and dining room, breakfast room, a kitchen which leads to a music room and a guest cloakroom. To the first floor, there are three good sized bedrooms, a large family bathroom and on the second floor a further double bedroom. The westerly facing rear garden is approximately 60 ft in length and extends to around 100 ft.







## Property Features

- LIVING ROOM: 14'8 x 11'6
- DINING ROOM: 12'2 x 10'2
- BREAKFAST ROOM: 15'9 x 9'10
- KITCHEN: 9'10 x 8'10
- MUSIC ROOM: 14'1 x 9'10
- BEDROOM 1: 16'1 x 14'8
- BEDROOM 2: 12'2 x 10'2
- BEDROOM 3: 10'10 x 9'10
- BEDROOM 4: 17'2 x 16'1
- BATHROOM & CLOAKROOM

## Agents Notes

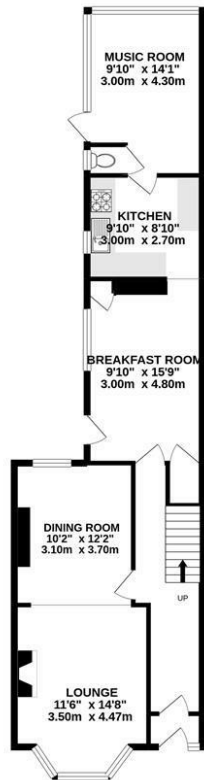
High ceilings, gas central heating and double glazed windows.

COUNCIL TAX BAND: F

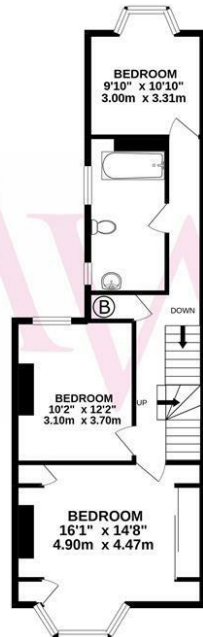
EPC RATING: E



GROUND FLOOR  
770 sq.ft. (71.6 sq.m.) approx.



1ST FLOOR  
640 sq.ft. (59.4 sq.m.) approx.



2ND FLOOR  
228 sq.ft. (21.2 sq.m.) approx.



TOTAL FLOOR AREA : 1638 sq.ft. (152.1 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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