



17 SUFFOLK ROAD, POTTERS BAR EN6 3EZ

Offers In The Region Of £529,950 | Freehold

ANDREW WARD EST. 1988  
ESTATE AGENTS



## Property Overview

CHAIN FREE - Featuring a lovely 110ft mature rear garden, this spacious three bedroom bay fronted semi detached family home is situated in a quiet road close to local amenities. The accommodation comprises a lounge, dining room, conservatory, kitchen, downstairs cloakroom and a first floor bathroom. There is also off street parking on own front drive, as well as a shared driveway.

The property is in need of updating and would be perfect for buyers wishing to personalise their next home.

There is also potential to extend, subject to the usual planning consents.





## Property Features

- LOUNGE: 10'11 x 10'8
- DINING ROOM: 10'7 x 10'2
- CONSERVATORY: 11'6 x 10'6
- KITCHEN: 10'7 x 6'7
- BATHROOM AND CLOAKROOM
- BEDROOM 1: 10'7 x 10'2
- BEDROOM 2: 10'8 x 7'10
- BEDROOM 3: 6'10 x 6'7
- OFF STREET PARKING
- 110FT REAR GARDEN

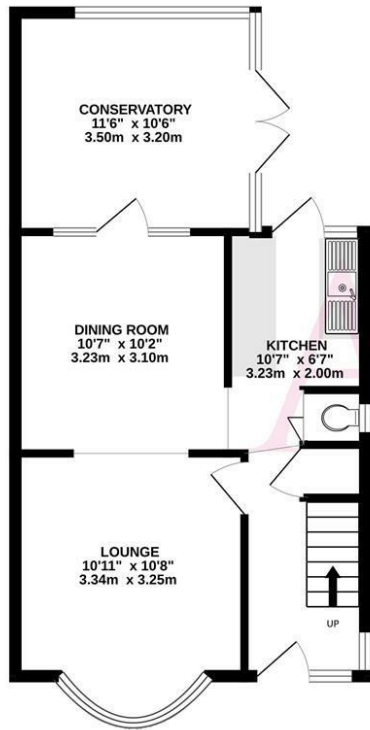
## Agents Notes

The windows are double glazed and there is gas central heating.

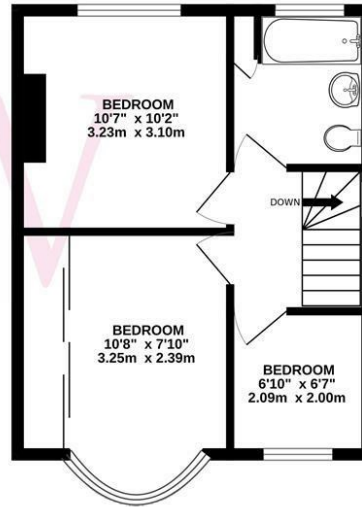
EPC RATING: E

COUNCIL TAX BAND: E

GROUND FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR  
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA: 847 sq.ft. (78.7 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 ©2023



## Contact us

149 High Street, Potters Bar, Herts, EN6 5BB  
01707 657181 | [pottersbar@andrewward.co.uk](mailto:pottersbar@andrewward.co.uk)

[www.andrewward.co.uk](http://www.andrewward.co.uk)

## Our Offices

**BARNET**  
175 High Street, Barnet EN5 5SU  
Tel: 020 8441 6000  
Email: [barnet@andrewward.co.uk](mailto:barnet@andrewward.co.uk)

**BROOKMANS PARK**  
35 Bradmore Green, Brookmans Park AL9 7QR  
Tel: 01707 649779  
Email: [brookmanspark@andrewward.co.uk](mailto:brookmanspark@andrewward.co.uk)

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