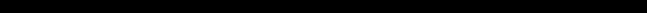


47 TIVERTON ROAD, POTTERS BAR EN6 5HX

**Guide Price £599,950 | Freehold**

# ANDREW WARD EST. 1988

The logo for Andrew Ward Estate Agents. The word 'ANDREW' is in a large, white, serif font. The letter 'R' is partially overlaid by a thick, flowing pink ribbon that sweeps down to the word 'ESTATE AGENTS' in a smaller, white, sans-serif font. The word 'WARD' is in a large, white, serif font. In the top right corner of the 'WARD' text, the words 'EST. 1988' are written in a small, white, sans-serif font.



## Property Overview

Situated just off The Causeway in a highly sought after residential area and enjoying lovely views to the rear across open fields, an extremely well presented three bedroom semi detached family home, which benefits from off street parking with an electric car charging point, the garage has been converted to a habitable room and is currently used as a gym and a very well maintained landscaped easterly facing rear garden.

The property, which is very bright and airy, features an entrance porch, a welcoming entrance hall, the living room has an arch to an open plan kitchen and dining room, separate utility room and a guest cloakroom. To the first floor there are two double bedrooms, a single bedroom and a bathroom.

## Property Features

- LIVING ROOM: 12'8 x 11'9
- DINING ROOM: 12'2 x 11'1
- KITCHEN: 12'2 x 7'6
- GYM: 15'8 x 9'3
- UTILITY ROOM AND CLOAKROOM
- BEDROOM 1: 12'2 x 12'2
- BEDROOM 2: 12'2 x 11'9
- BEDROOM 3: 8'8 x 7'3
- BATHROOM
- REAR GARDEN: 40FT x 30FT

## Agents Notes

The property has potential for extension (subject to the usual planning consents), a Vaillant combination gas boiler and double glazed windows.

EPC RATING: D

COUNCIL TAX BAND: E