



3 ST. VINCENTS WAY, POTTERS BAR EN6 2RG

Guide Price £568,000 | Freehold

ANDREW WARD EST. 1988
ESTATE AGENTS



Property Overview

Standing on a 45ft wide frontage, a particularly spacious four bedroom double fronted semi detached family home with linked garage, which has been extended to provide generous accommodation arranged over two floors. Features include a living room, separate dining room, kitchen/breakfast room, utility room and a guest cloakroom. To the first floor, there are three double bedrooms, an additional single bedroom and a bathroom. Externally, the front drive provides off street parking, a large attached garage and a pretty rear garden.



Property Features

- LIVING ROOM: 16'5 x 13'8
- DINING ROOM: 18'10 x 14'1
- KITCHEN/DINER: 16'5 x 9'6
- UTILITY ROOM: 14'1 x 7'3
- CLOAKROOM & BATHROOM
- BEDROOM 1: 14'3 x 11'1
- BEDROOM 2: 14'1 x 9'10
- BEDROOM 3: 10'8 x 9'6
- BEDROOM 4: 10'11 x 7'3
- GARAGE: 24'4 x 8'10

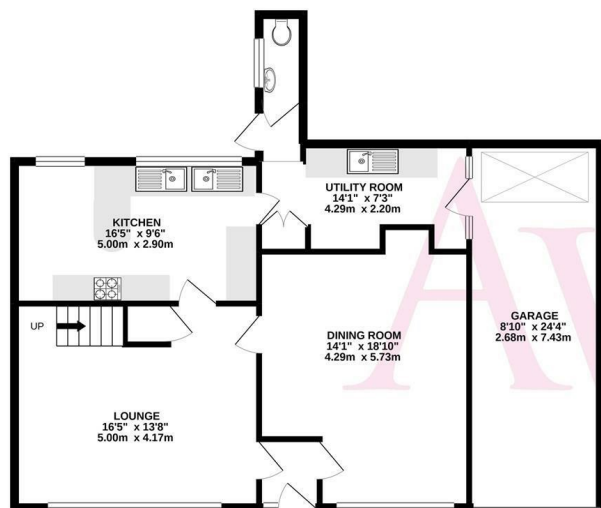
Agents Notes

The 43ft x 21ft rear garden has a full width patio, is well maintained and is quite secluded, the garage has an electric up and over door with power and lighting, there is central heating and double glazed windows.

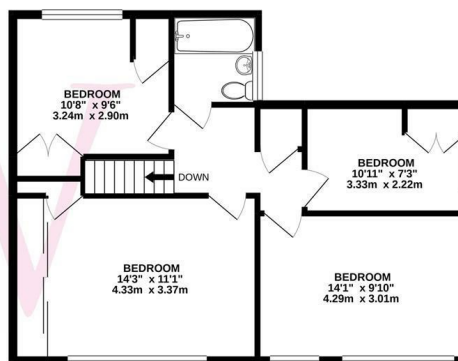
EPC RATING: C

COUNCIL TAX BAND: F

GROUND FLOOR
964 sq.ft. (89.5 sq.m.) approx.



1ST FLOOR
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA: 1586 sq.ft. (147.3 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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