VVDBEMESTATE AGENTS

employee of Andrew Ward Estate Agents has the authority to make or give any representation or warranty in respect of the properly. 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 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

### www.andrewward.co.uk

Email: pottersbar@andrewward.co.uk Tel: 01707 657181 BROOKMANS PARK

POTTERS BAR

POTTERS BAR

POTTERS BAR

Email: brookmanspark@andrewward.co.uk Tel: 01707 649779 Email: barnet@andrewward.co.uk BARNET 175 High Street, Barnet ENS 5SU **Tel: 020 8441 6000** Our Offices

020 8441 6000 | barnet@andrewward.co.uk 175 High Street, Barnet, Herts, EN5 55U

Contact us

















# **Property Overview**

Introducing this stylish and thoughtfully refurbished two bedroom semi detached family home, situated in Dormer Close. The property comprises of a double fronted porch and a modern open plan kitchen, dining and living room which features a Howdens fully integrated handle less kitchen, a dual oven, an American style fridge freezer, a log burner and a large skylight. Leading through bifolding doors is an impressive westerly facing landscaped garden with a large patio veranda and great for alfresco dining. You will also find a cosy living room which over looks the garden, a large contemporary showeroom and a utility room with access to the garden completing the ground floor.

On the first floor there are two spacious double bedrooms, with built in storage cupboards in the master bedroom and is finished with a sleek bathroom that is fully tiled.

 $\ensuremath{\mathsf{A}}$  private driveway and landscaped garden can be found at the front of the property.

Planning permission has been submitted for a Dormer loft extension.







# **Property Features**

- LOUNGE 14'8 X 11'11
- KITCHEN/DINING ROOM- 23'0 X 13'4
- BEDROOM 10'9 X 10'8
- BATHROOM- 7'4 X 5'9
- CLOSE TO WHITINGS PRIMARY SCHOOL
- BEDROOM 12'6 X 8'9
- SHOWER ROOM 7'7 X 5'11
- LIVING ROOM- 11'11 X 10'10
- LARGE WESTERLEY GARDEN

## **Agents Notes**

Further benefits include permitted development for master bedroom and en-suite in loft, a large utility room downstairs, a private driveway and side access.

Council tax band - D