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



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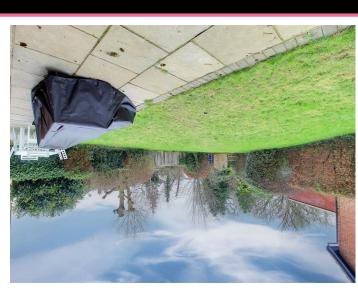
Contact us

# Email: barnet@andrewward.co.uk 175 High Street, Barnet ENS 55U **Tel: 020 8441 6000**

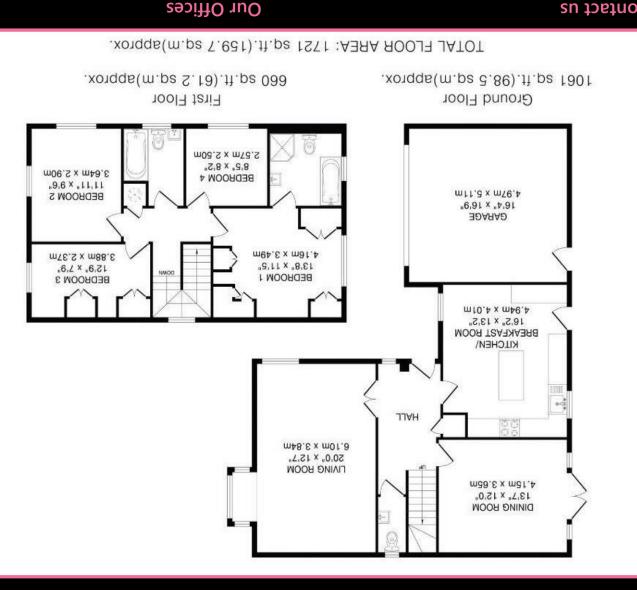
**BARNET** 

Email: brookmanspark@andrewward.co.uk Tel: 01707 649779 **BROOKMANS PARK** 

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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









## **Property Overview**

EXCELLENT VALUE FOR MONEY this spacious four bedroom detached family home situated in this popular cul-de-sac location with attached double garage and pretty south facing rear garden. The property offers spacious living accommodation comprising entrance hall with cloakroom, dual aspect living room with feature fireplace, dining room with double doors to garden and modern fitted kitchen/breakfast room with integrated appliances. To the first floor the master bedroom enjoys en suite facilities with the remaining three bedrooms served by the family bathroom. The property has a double width drive and is within a five minute walk of Gobions Open Space.









# **Property Features**

• Living Room: 20'0 x 12'0

• Dining Room: 13'7 x 12'0

• Kitchen/Breakfast Room: 16'2 x 13'2

• South facing garden

Double garage

• Master Bedroom: 13'8 x 11'5 with En Suite

• Bedroom Two: 11'11 x 9'6

• Bedroom Three: 12'9 x 7'9

• Bedroom Four: 8'5 x 8'2

Family bathroom

### **Agents Notes**

Situated within walking distance to the village centre with its vast array of shops, restaurants and train station along with Brookmans Park primary school and Chancellors secondary school. Also near by golf and tennis clubs. Ten minute drive from Colney Fields shopping park with M&S and Boots amongst others.