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

VADREW WARDENTS

ESTATE AGENTS

Email: pottersbar@andrewward.co.uk Tel: 01707 657181 POTTERS BAR

Email: brookmanspark@andrewward.co.uk Tel: 01707 649779 35 Bradmore Green, Brookmans Park AL9 7QR 149 High Street, Potters Bar EN6 5BB **BROOKMANS PARK** Email: barnet@andrewward.co.uk BARNET
Tel: 020 8441 6000

Our Offices

01707 649779 | bradmoregreen@andrewward.co.uk Herts, AL9 7QR Bradmore Green Office, 35 Bradmore Green, Brookmans Park,

Contact us



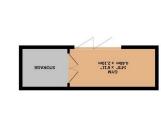






TOTAL FLOOR AREA: 1468 sq.ft. (136.4 sq.m.) approx.















A stunning newly extended and refurbished four bedroom semi detached family house with off street parking and landscaped garden with studio/gym. The property offers luxury contemporary accommodation throughout with living space arranged over three floors comprising entrance with cloakroom, living room and spacious open plan kitchen family room with bi-folding doors, making it ideal for entertaining. The first floor provides three bedrooms and family bathroom with the master suite situated on the second (top) floor with en suite facilities. Approached by drive with parking and landscaped garden to rear with patio and self contained studio/gym.









Property Features

- Living Room: 13'5 x 11'3
- Kitchen/Family Room: 21'2 x 16'11
- Cloakroom
- Family Bathroom
- landscaped Garden

- Master Bedroom: 17'9 x 11'1 with En Suite
- Bedroom Two: 12'8 x 9'10
- Bedroom Three: 11'5 x 9'5
- Bedroom Four: 7'1 x 6'8
- Studio/Gym: 14'8 x 6'11

Agents Notes

The property has been finished to an exacting standard with features including zonal under floor heating to some parts, quality porcelain tiling, Armani tiles to bathroom, luxury bathroom suites, contemporary kitchen with island, CCTV and electric car charging point.