



THE WILLOW, 5 DUGDALE HILL LANE, POTTERS BAR EN6 2DP

Offers In The Region Of £795,000 | Freehold

ANDREW WARD EST. 1988
ESTATE AGENTS



Property Overview

****CHAIN FREE**** A larger than average four bedroom characterful semi detached family home which features a 100ft south easterly facing rear garden and benefits from an extension above the garage as well as a two storey rear extension.

The accommodation includes a welcoming entrance hall, the lounge leads to a study/office, the dining room has an arch to an L shaped kitchen/breakfast room, a utility room and a guest cloakroom. To the first floor the principal bedroom has an en-suite dressing room and wash hand basin, there are three further good sized bedrooms and a very spacious family bathroom.

Externally, the front drive provides off street parking for two cars, an integral garage and a mature rear garden which has a paved terrace with steps down to a central lawn.





Property Features

- LOUNGE: 21'3 x 12'11
- DINING ROOM: 11'5 x 8'3
- KITCHEN/BREAKFAST ROOM: 15'5 x 14'2
- STUDY/OFFICE: 11'5 x 5'11
- UTILITY ROOM AND GUEST CLOAKROOM
- FOUR DOUBLE BEDROOMS
- BATHROOM AND ENSUITE DRESSING ROOM
- OFF STREET PARKING
- GARAGE: 17'7 x 8'2
- 100FT SOUTH EASTERLY FACING REAR GARDEN

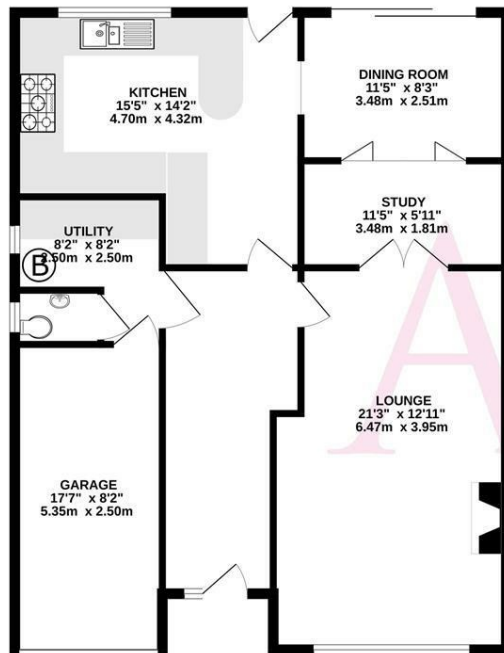
Agents Notes

The loft has been fully boarded.

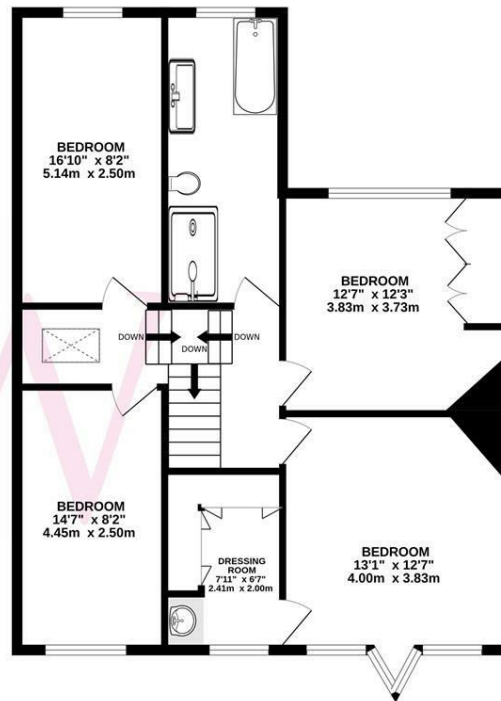
EPC RATING: D

COUNCIL TAX BAND: F

GROUND FLOOR
941 sq.ft. (87.5 sq.m.) approx.



1ST FLOOR
834 sq.ft. (77.5 sq.m.) approx.



TOTAL FLOOR AREA : 1775 sq.ft. (164.9 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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