



6 THE SPINNEY, POTTERS BAR EN6 5HH

Offers In The Region Of £635,000 | Freehold

ANDREW WARD^{EST. 1988}
ESTATE AGENTS



Property Overview

****CHAIN FREE**** Ideally situated in this quiet and highly sought after cul-de-sac just off The Causeway, is this well presented and spacious four bedroom double fronted detached family home which benefits from having a south facing rear garden and the garage has been converted for use as a studio or indeed a home office.

The ground floor accommodation includes a welcoming entrance hall, a guest cloakroom, a separate family room, the lounge has double doors with glazed insets leading to the dining room which has sliding doors to the rear garden and an arch to a modern fitted kitchen. To the first floor, there are four good sized bedrooms and a family bathroom.

Externally, the front drive provides off street parking for three cars.





Property Features

- LOUNGE: 15'3 x 11'8
- DINING ROOM: 11'8 x 7'10
- KITCHEN: 12'10 x 7'10
- FAMILY ROOM: 13'7 x 8'6
- OFF STREET PARKING:
- FOUR BEDROOMS
- FAMILY BATHROOM:
- GUEST CLOAKROOM
- STUDIO: 26'8 x 7'8
- 50FT SOUTH FACING REAR GARDEN

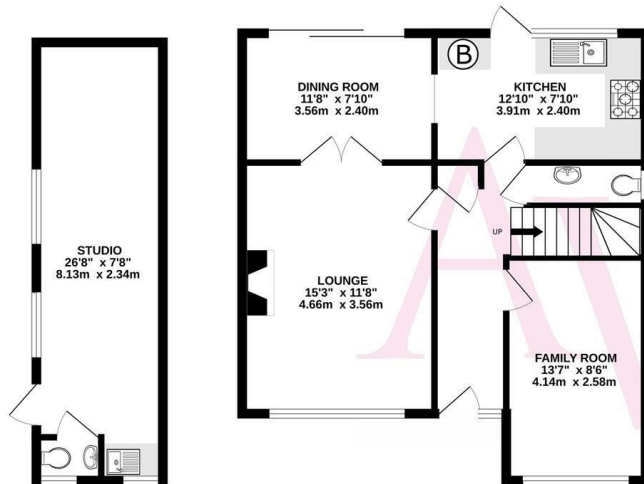
Agents Notes

The studio has been fitted with an air-conditioning unit, power, lighting, sink and separate WC. The guest cloakroom has a very deep downstairs storage cupboard.

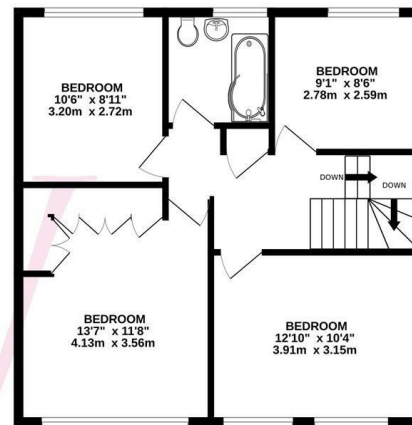
EPC RATING: D

COUNCIL TAX BAND: F

GROUND FLOOR
800 sq.ft. (74.3 sq.m.) approx.



1ST FLOOR
611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 1411 sq.ft. (131.1 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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