

3 TIVERTON ROAD, POTTERS BAR EN6 5HY

Asking Price £725,000 | Freehold









# **Property Overview**

An extended three bedroom detached family house occupying a large plot with detached garage and beautiful mature garden. The property also has further scope to extend (subject to planning) with accommodation comprising entrance hall with cloakroom, spacious living room with sliding doors to garden inter-connecting to dining room, kitchen open plan to breakfast room and good size family room also with sliding doors to garden. To the first floor three good size bedrooms enjoy plenty of built in wardrobes served by the family bathroom. The property benefits from good frontage with private drive leading to garage. To the rear is a wonderful mature garden with patio and an abundance of flowers and plants.









# **Property Features**

• Living Room: 21'4 x 10'9

• Dining Room: 12'0 x 7'7

• Kitchen/Breakfast Room

• Family Room: 13'3 x 10'11

• Garage: 15'10 x 9'6

• Bedroom One: 14'9 x 10'11

• Bedroom Two: 12'2 x 9'2

• Bedroom Three: 10'7 x 7'3

• Family Bathroom & Cloakroom

Beautiful Garden

# **Agents Notes**

The property is situated in this highly desirable residential area within close proximity or the town centre, local schools and rail station.

Offering spacious and versatile living space along with massive potential to extend (subject to planning).

GROUND FLOOR 952 sq.ft. (88.4 sq.m.) approx. 1ST FLOOR 479 sq.ft. (44.5 sq.m.) approx.







#### TOTAL FLOOR AREA: 1431 sq.ft. (132.9 sq.m.) approx.

Whilst very attempt has been made to ensure the accuracy of the floorpian contained here, measurements of doors, windows, rooms and any other items are approximate and for responsibility to blank for any error, prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

As to their operability or efficiency can be given.

### Contact us

Bradmore Green Office, 35 Bradmore Green, Brookmans Park, Herts, AL9 7QR

### www.andrewward.co.uk

## **Our Offices**

**BARNET** 

175 High Street, Barnet EN5 5SU Tel: 020 8441 6000

Email: barnet@andrewward.co.uk

#### **BROOKMANS PARK**

35 Bradmore Green, Brookmans Park AL9 7QR 149 High Street, Potters Bar EN6 5BB Tel: 01707 649779

Email: brookmanspark@andrewward.co.uk

### **POTTERS BAR**

Tel: 01707 657181

Email: pottersbar@andrewward.co.uk

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

ANDREW WARD