



35, SHERWOOD AVENUE, POTTERS BAR EN6 2LE

Asking Price £849,950 | Freehold

ANDREW WARD^{EST. 1988}
ESTATE AGENTS



Property Overview

Situated in this highly sought after avenue, close to well regarded local schools including Dame Alice Owen, this beautifully presented three/four bedroom semi detached family home benefits from a rear extension and now provides flexible and spacious accommodation.

Features include a welcoming entrance hall which has a deep downstairs pantry cupboard, a separate lounge to the front, a dining room, family/play room, kitchen/breakfast room, an office or fourth bedroom, and a downstairs shower room. To the first floor, there is a spacious landing, three good sized bedrooms and a family bathroom which is fitted with a walk-in shower.

Externally, the front drive provides off street parking for two cars, an attached garage fitted with an electric door and a low maintenance 55ft x 30ft rear garden which has two paved terraces, artificial grass and the shed has power and lighting.





Property Features

- LOUNGE: 14'11 x 12'4
- DINING ROOM: 18'8 x 12'0
- KITCHEN/BREAKFAST ROOM: 11'7 x 8'6
- STUDY/BEDROOM: 9'11 x 5'11
- FAMILY ROOM/PLAYROOM: 14'4 x 11'7
- BEDROOM 1: 14'11 x 9'9
- BEDROOM 2: 12'0 x 9'9
- BEDROOM 3: 10'11 x 7'5
- TWO BATHROOMS
- GARAGE: 15'2 x 9'11

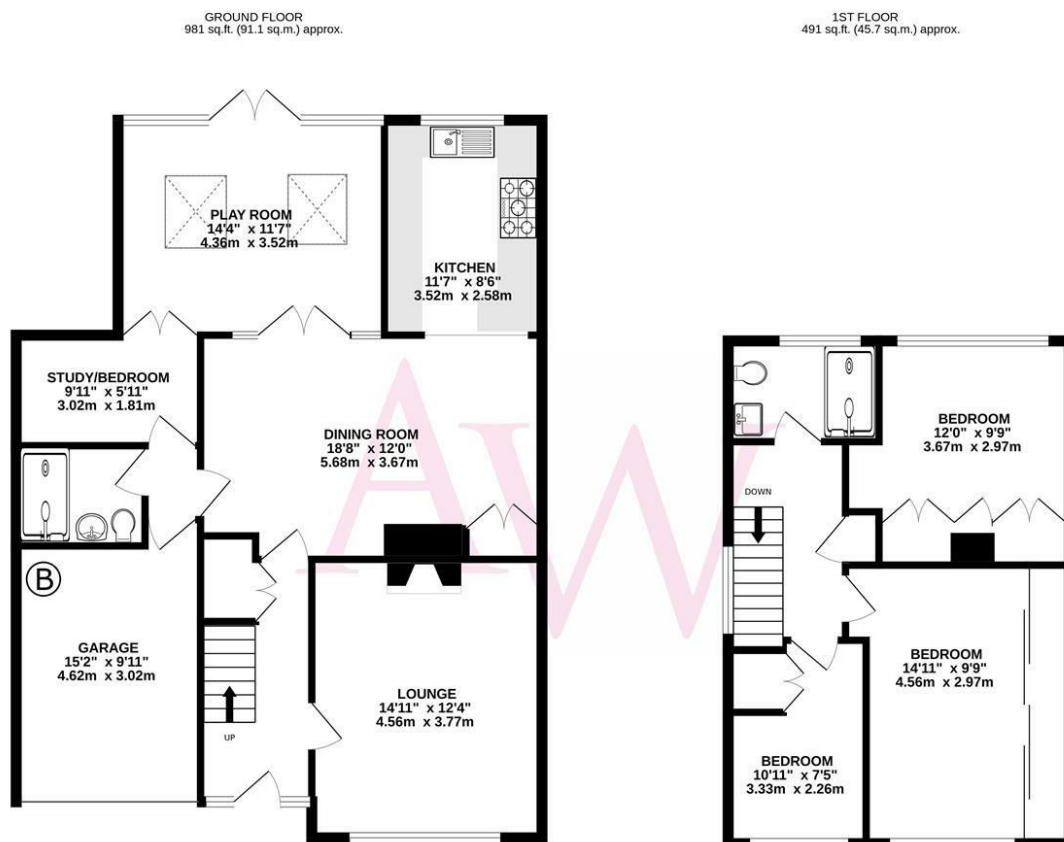
Agents Notes

Features also include LED recessed lighting to the entrance hall, staircase, first floor landing and rear garden, the kitchen is fitted with Neff appliances, both double bedrooms have full width fitted wardrobes, the third bedroom has a deep built-in cupboard and a water softener for the showers and hot water.

We understand that planning permission was granted (now lapsed) for a further extension to build above the garage, convert the garage to a habitable room and to convert the loft to a further bedroom and bathroom.

COUNCIL TAX BAND: F

EPC RATING: D



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