

70 BARNET ROAD, POTTERS BAR EN6 2RD

Offers In The Region Of £585,000 | Freehold









Property Overview

An individual and very well presented three double bedroom semi detached family home. The property, which benefits from a double storey rear and side extension, provides spacious and well balanced accommodation comprising a living room which has a deep bay window to the front, a family room and an open plan kitchen/diner. To the first floor the master bedroom suite has a dressing room area with steps to the bedroom and en-suite shower, there are two further double bedrooms and a family bathroom.

Externally the front garden is set behind a low brick wall with mature rockery, a fabulous 85ft rear garden which boasts a variety of mature shrubs including climbing clematis, climbing roses and bamboo, a graveled terrace, a well manicured central lawn with inset stepping stones and to the rear of the garden is a further graveled terrace and a summer house which would be perfect for use as a home office, as it has power and lighting.

There is potential to reinstate off street parking at the rear of garden.









Property Features

• LIVING ROOM: 14'1 x 11'11

• FAMILY ROOM: 16'5 x 11'5

• KITCHEN/DINER: 16'5 x 13'1

• GARDEN OFFICE: 11'6 x 9'10

• 85FT REAR GARDEN

• BEDROOM 1: 17'1 x 9'10

• BEDROOM 2: 11'11 x 11'5

• BEDROOM 3: 11'7 x 9'10

• TWO BATHROOMS (ONE EN-SUITE)

POTENTIAL TO REINSTATE OFF STREET PARKING

Agents Notes

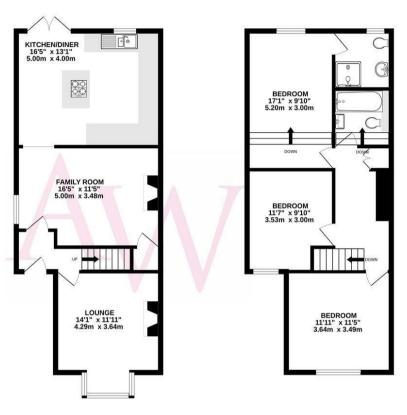
We understand that the gas boiler has recently been installed.

EPC RATING: E

COUNCIL TAX BAND: D

GROUND FLOOR 699 sq.ft. (64.9 sq.m.) approx 1ST FLOOR 576 sq.ft. (53.5 sq.m.) approx.









TOTAL FLOOR AREA: 1275 sq.ft. (118.5 sq.m.) approx.

Whilst every attempt has been made to make the accuracy of the Bopplan contained here, measurements of doors, windows, recent and up other terms are approximate and no responsibility to statem for any error, and one of the property 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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