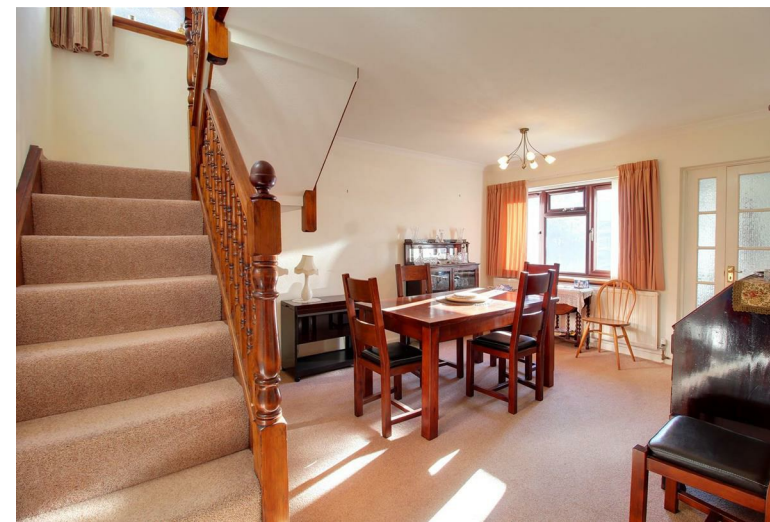




42 BEARWOOD CLOSE, POTTERS BAR EN6 5HJ

Asking Price £660,000 | Freehold

ANDREW WARD^{EST 1988}
ESTATE AGENTS



Property Overview

A four bedroom detached family house with integral garage, private drive and secluded rear garden situated in this exclusive cul-de-sac position. The property offers well balanced living space comprising entrance porch, living room with sliding doors to garden, spacious dining room, kitchen/breakfast room, cloakroom and internal door to garage. To the first floor there are four good size bedrooms with plenty of built in wardrobes served by the family bathroom. The property is approached by an independent drive with pedestrian access to a pretty rear garden.





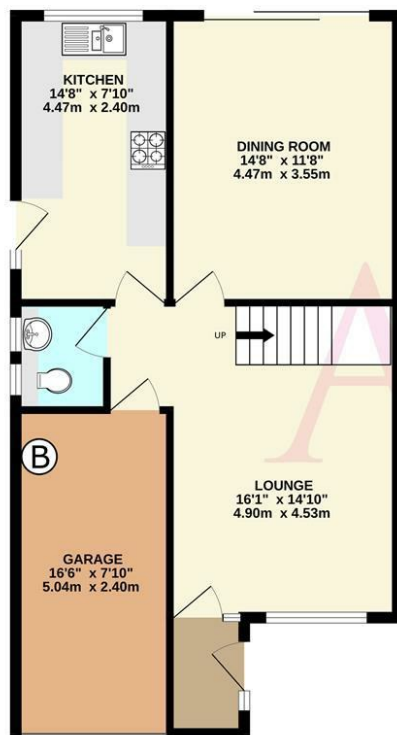
Property Features

- Living Room: 14'8 x 11'8
- Dining Room: 16'1 x 14'10
- Kitchen/Breakfast: 14'8 x 7'10
- Family Bathroom
- Garage: 16'6 x 7'10
- Bedroom One: 14'10 x 11'11
- Bedroom Two: 11'10 x 10'2
- Bedroom Three: 9'10 x 8'7
- Bedroom Four: 10'2 x 6'11
- Garden

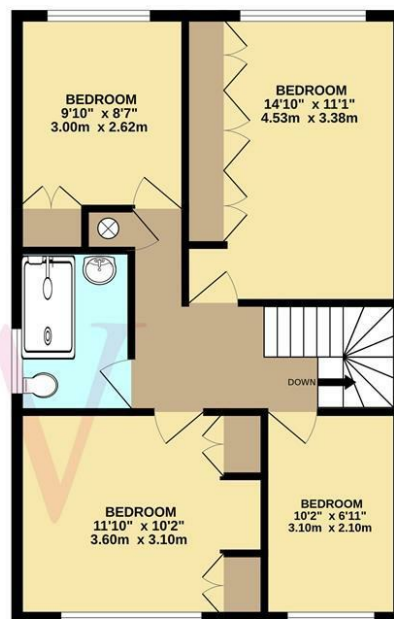
Agents Notes

The property is available with no onward chain and is available for viewing strictly by appointment. Situated just off the Causeway within a short drive to the excellent shopping facilities of Potters Bar and mainline rail station serving London (Kings Cross).

GROUND FLOOR
669 sq.ft. (62.2 sq.m.) approx.



1ST FLOOR
600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 1269 sq.ft. (117.9 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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Contact us

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

01707 649779

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

Tel: 01707 649779

Email: brookmanspark@andrewward.co.uk

POTTERS BAR

149 High Street, Potters Bar EN6 5BB

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."

All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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