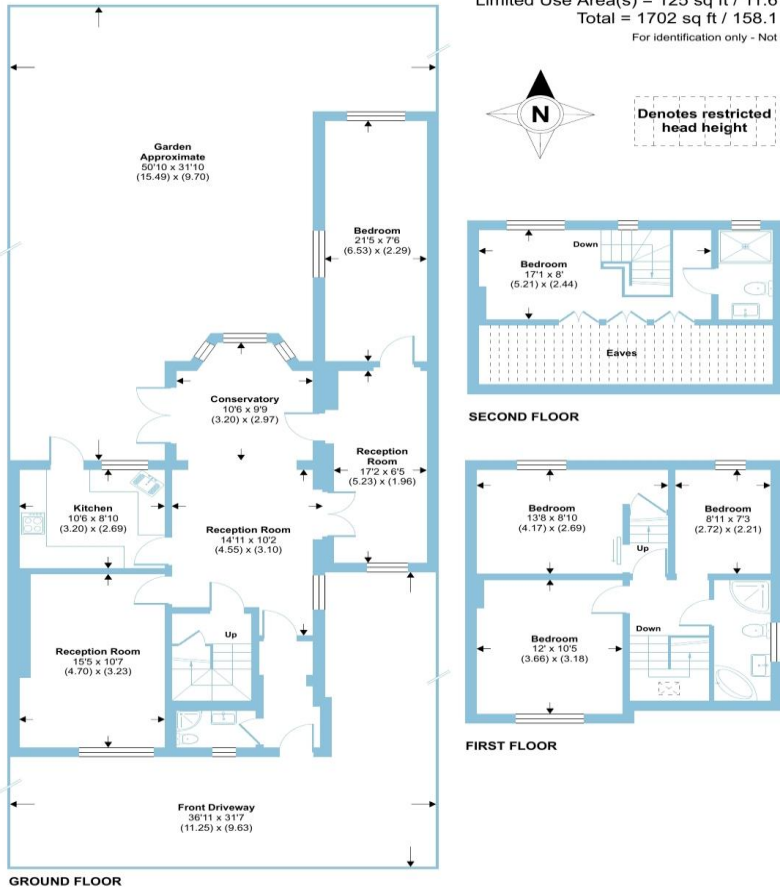




Trewenna Drive, Potters Bar EN6 5JL

Trewenna Drive, Potters Bar, EN6

Approximate Area = 1577 sq ft / 146.5 sq m
 Limited Use Area(s) = 125 sq ft / 11.6 sq m
 Total = 1702 sq ft / 158.1 sq m
 For identification only - Not to scale



GROUND FLOOR

SECOND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rchecom 2024. Produced for Barnard Marcus. REF: 1106114



welcome to Trewenna Drive, Potters Bar

- Five Bedroom Semi-Detached House
- Luxury Fitted Kitchen and Two Bathrooms
- 0.6 miles to Little Heath Primary School
- 1.1 miles to Potters Bar Train Station
- Cul-de-sac Location

Tenure: Freehold
 EPC Rating: D

£750,000



Situated along a tree lined road and in this peaceful cul-de-sac in Potters Bar you will find this five bedroom semi-detached family home. The residence has been cared for over the years by the current owners and offers bright and spacious accommodation throughout. This residence is approached via own-driveway and comprises of a welcoming entrance hall with access to a guest cloakroom, family room, with an open plan living to dining orangery area overlooking this homes well-tended garden. This family home has recently had a luxury and modern kitchen fitted with the added benefit of a room which could be used as snug, study or even a separate living space with direct access to a ground floor room currently used as a fifth bedroom. To the first floor you will find three good-sized bedrooms and family bathroom. To the second floor a master suite comprising of a good-sized room with en-suite facilities and eaves storage is accessible. Externally this family homes rear garden can be accessed from the rear reception room and kitchen with a decking area at the end of the garden. The property could suit families looking for a home within close proximity to schools with Stormont School just 0.2 miles and the popular local primary school Little Heath 0.6 miles away and the areas local parks. There is potential to extend the property more so subject to the necessary planning consents. This residence could be ideal for a family needing to commute into town with Potters Bar train station located approximately 1.1 miles from this home.

view this property online [barnardmarcus.co.uk/Property/WTS106807](https://www.barnardmarcus.co.uk/Property/WTS106807)



Property Ref:
 WTS106807 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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