



65 PARK AVENUE, POTTERS BAR EN6 5EN

Open To Offers £649,950 | Freehold

ANDREW WARD EST. 1988  
ESTATE AGENTS



## Property Overview

This spacious four bedroom (three doubles) semi detached family home benefits from a two storey rear extension, an 75ft south easterly facing rear garden backing onto open countryside and off street parking for two cars.

The accommodation features a welcoming entrance hall, guest cloakroom /utility room, a lounge to the front, an open plan living area/dining room, leading to the fitted kitchen. To the first floor there are four good sized bedrooms and a bathroom.



## Property Features

- LOUNGE: 13'3 x 12'2
- DINING ROOM: 10'10 x 9'9
- KITCHEN/BREAKFAST ROOM: 19'2 x 18'4
- UTILITY ROOM/CLOAKROOM: 5'11 x 4'11
- BATHROOM
- BEDROOM 1: 11'8 x 10'11
- BEDROOM 2: 11'0 x 10'10
- BEDROOM 3: 11'2 x 9'6
- BEDROOM 4: 7'1 x 6'9
- REAR GARDEN: 75FT IN LENGTH

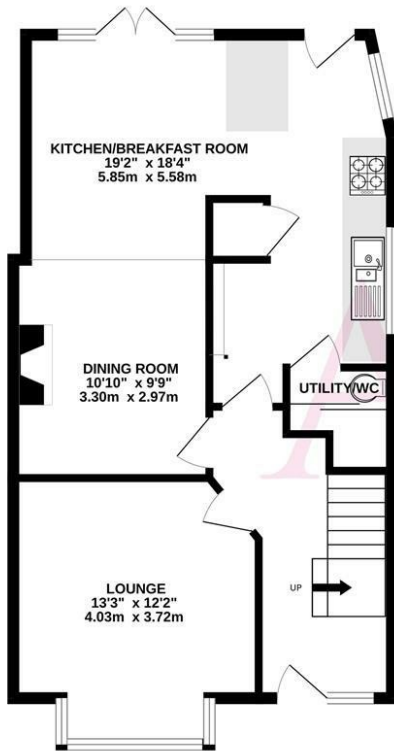
## Agents Notes

There are UPVC double glazed windows. gas central heating (Vaillant combination gas boiler) and a shared drive to the side.

EPC RATING: E

COUNCIL TAX BAND: E

GROUND FLOOR  
581 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR  
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 1102 sq.ft. (102.4 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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