



32 SANTERS LANE, POTTERS BAR EN6 2BX

Offers In The Region Of £1,100,000 | Freehold

ANDREW WARD EST. 1988  
ESTATE AGENTS



## Property Overview

Enjoying views over woodland to the front and often within the Dame Alice Owen's secondary school catchment area, is this truly stunning and immaculately presented five bedroom detached family home which has been refurbished to a very high standard and benefits from a two storey rear extension.

This fabulous property features a welcoming entrance hall, lounge/dining room, a luxury kitchen/diner, a family room and a downstairs shower room. To the first floor there is a family bathroom, four double bedrooms and an additional single bedroom which is currently used as a dressing room, but could be converted to an en-suite bathroom to the principal bedroom if required.

Externally, the front gravelled drive provides off street parking for several cars and the attached garage has been divided to form a gym and store room. There is also a beautiful landscaped 85ft mature rear garden, quite secluded, new porcelain paved terrace, side access and to the rear of the garden there is a home office/studio which has new electrics, double glazed windows and underfloor heating.



## Property Features

- LOUNGE: 25'5 x 12'6
- FAMILY ROOM: 17'9 x 14'8
- KITCHEN/DINER: 20'11 x 13'9
- OFF STREET PARKING FOR SEVERAL CARS
- 85FT REAR GARDEN
- FIVE BEDROOMS
- TWO BATHROOMS
- GARDEN/HOME OFFICE: 16'11 x 8'9
- STORAGE GARAGE/GYM
- WOODLAND TO THE FRONT

## Agents Notes

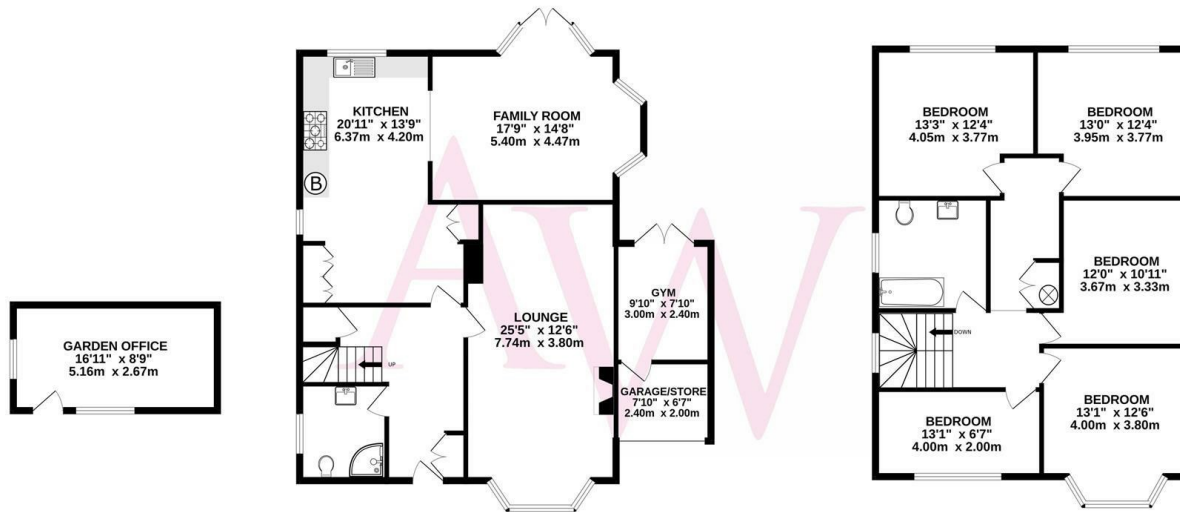
The property also benefits from solid oak wood flooring, porcelain tiling and paving to the kitchen, bathroom front and rear gardens, the kitchen has quartz worktops and splashbacks, pull out larder cupboards, a Quooker water tap and eco lighting to the exterior.

EPC RATING: D

COUNCIL TAX BAND: F

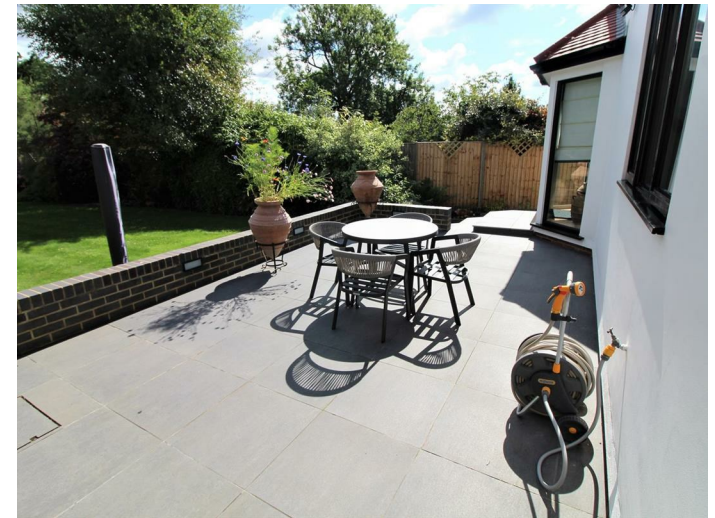
GROUND FLOOR  
1241 sq.ft. (115.3 sq.m.) approx.

1ST FLOOR  
946 sq.ft. (87.9 sq.m.) approx.



TOTAL FLOOR AREA : 2187 sq.ft. (203.2 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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All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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