



ANDREW WARD
ESTATE AGENTS
FOR SALE
01707 657181

107 THE WALK, POTTERS BAR EN6 1QJ

Asking Price £750,000 | Freehold

ANDREW WARD EST. 1988
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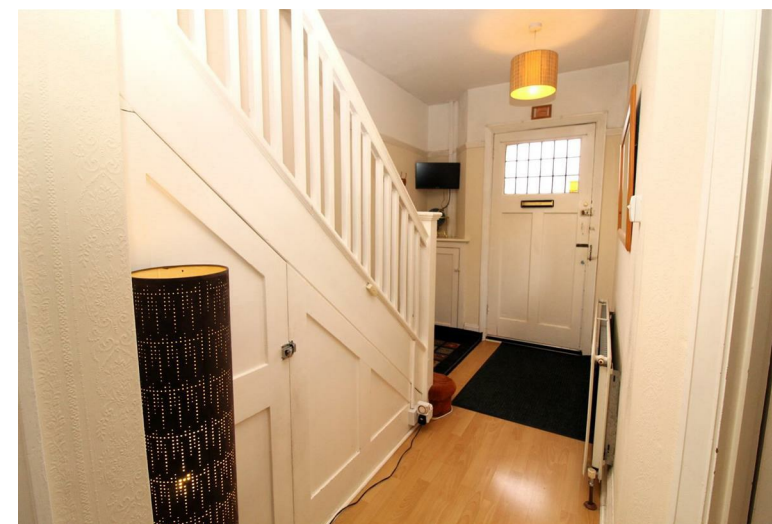


Property Overview

RARELY AVAILABLE - This larger than average chain free 1930's built three double bedroom semi detached family home is situated within a short walk away from Potters Bar mainline station and shops. The accommodation comprises two separate reception rooms, (both with bay windows), kitchen, guest cloakroom, three good sized bedrooms which all have fitted wardrobes, the main bedroom has an en-suite shower and there is also a family bathroom.

Externally the block paved driveway provides off street parking for two/three cars, a storage garage and a 125ft rear garden.

There is enormous potential to extend to the rear, side and loft, subject to the usual planning consents.





Property Features

- LOUNGE: 16'1 x 14'6
- DINING ROOM: 19'4 x 11'2
- KITCHEN: 12'0 x 9'10
- GUEST CLOAKROOM
- STORAGE GARAGE: 15'9 x 8'11
- BEDROOM 1: 16'1 x 13'0
- BEDROOM 2: 15'4 x 11'4
- BEDROOM 3: 12'0 x 10'0
- BATHROOM AND EN-SUITE SHOWER
- 125FT REAR GARDEN

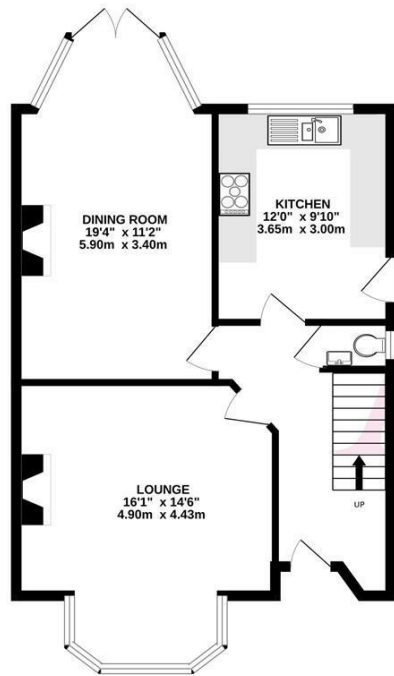
Agents Notes

The property benefits from high ceilings, feature stained glass window to the first floor landing, fire places, double glazed windows and gas central heating.

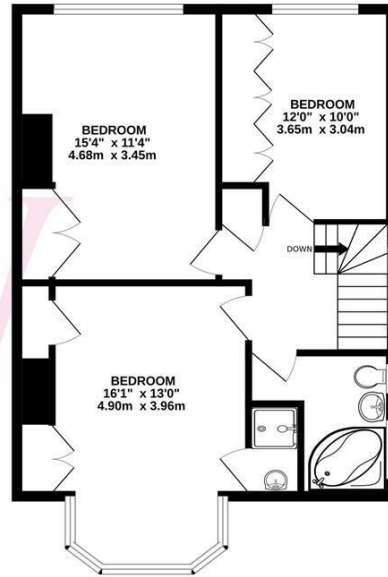
EPC RATING: D

COUNCIL TAX BAND: F

GROUND FLOOR
742 sq.ft. (69.0 sq.m.) approx.



1ST FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA: 1336 sq.ft. (124.1 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

149 High Street, Potters Bar, Herts, EN6 5BB
01707 657181 | pottersbar@andrewward.co.uk

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

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

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