



8 CAUSEWAY CLOSE, POTTERS BAR EN6 5HW

Guide Price £625,000 | Freehold

ANDREW WARD EST. 1988  
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## Property Overview

Situated in this highly desirable residential cul-de-sac just off The Causeway and backing directly onto open fields, is this spacious four bedroom semi detached chain free family home, which benefits from a ground floor rear extension and a converted loft.

The accommodation comprises a welcoming entrance hall, lounge/dining room, L shaped kitchen/breakfast room and a guest cloakroom. To the first floor are three good sized bedrooms, a family bathroom and on the second floor there is the principal bedroom and en-suite shower room.

Externally the front block paved driveway provides off street parking for one car, the garage is approached via a shared driveway and there is a fabulous mature 100ft rear garden with a timber built cabin at the end of the garden which would be perfect for use as a home office or studio.







## Property Features

- LOUNGE: 12'3 x 10'8
- DINING ROOM: 10'11 x 10'8
- KITCHEN: 17'5 x 7'4 & 10'11 x 9'1
- GUEST CLOAKROOM
- 100FT REAR GARDEN
- FOUR BEDROOMS
- TWO BATHROOMS (ONE EN-SUITE)
- GARAGE: 15'11 x 8'8
- OFF STREET PARKING
- GARDEN OFFICE: 11'1 x 9'6

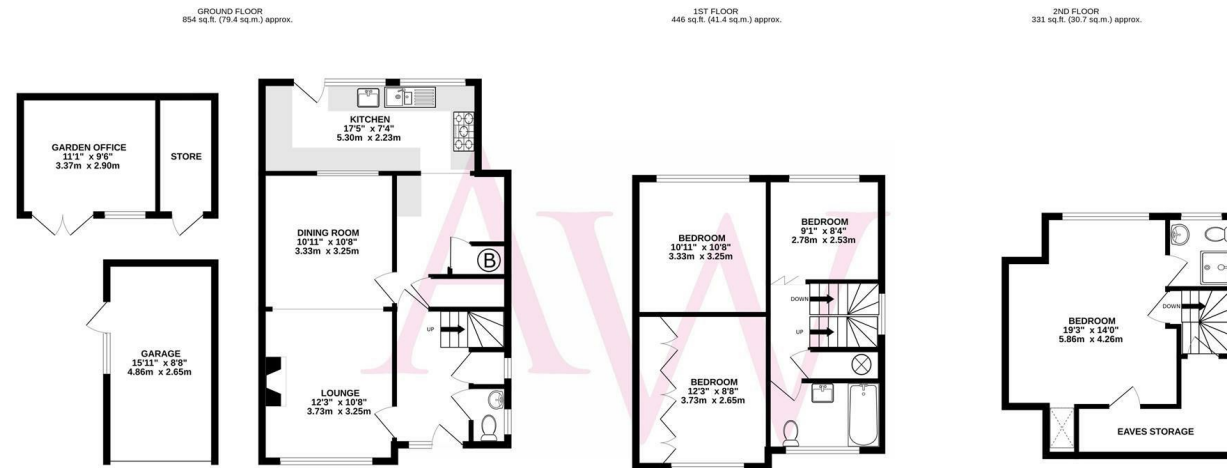
## Agents Notes

Features include large eaves storage to the principal bedroom, an updated family bathroom, the garden has two paved terraces, gas central heating and double glazed windows.

EPC RATING: D

COUNCIL TAX BAND: E





TOTAL FLOOR AREA: 1631 sq.ft. (151.5 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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