



159 SOUTHGATE ROAD, POTTERS BAR EN6 5ER

Offers In The Region Of £570,000 | Freehold

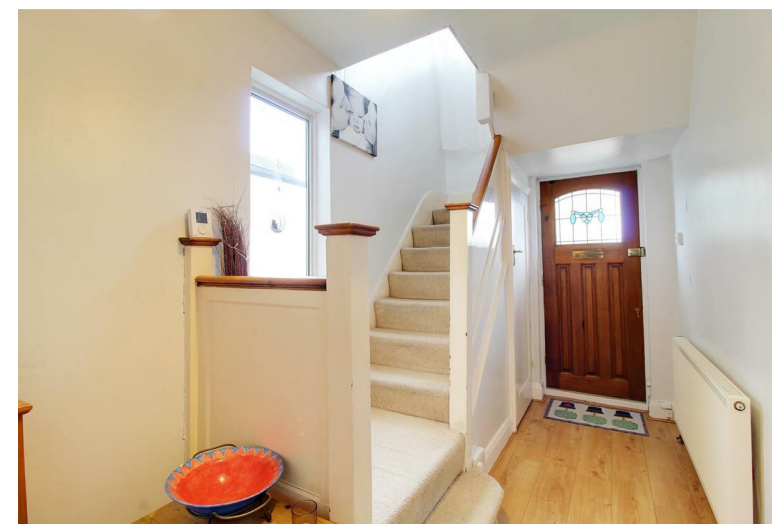
ANDREW WARD EST. 1988
ESTATE AGENTS



Property Overview

Enjoying lovely countryside views to the front, this extremely well presented and characterful Tudor style three bedroom semi detached family home features a mature south westerly facing rear garden, high ceilings, the detached garage is accessed from a service road in Hill Rise and there is off street parking adjacent to the garage.

The spacious accommodation comprises a separate lounge which has a feature fire place, an open plan kitchen/dining room which leads to a good sized conservatory and to the first floor there are two double bedrooms, a further single bedroom and a bathroom which is fitted with a shower.





Property Features

- LOUNGE: 13'0 x 12'5
- KITCHEN/DINING ROOM: 19'0 x 12'0
- CONSERVATORY: 18'9 x 11'2 > 8'7
- DETACHED GARAGE
- OFF STREET PARKING
- BEDROOM 1: 13'3 x 12'10
- BEDROOM 2: 12'0 x 10'11
- BEDROOM 3: 8'4 x 7'3
- BATHROOM:
- 55FT SOUTH WESTERLY FACING REAR GARDEN

Agents Notes

The kitchen is fitted with marble work tops, the lounge has a feature fitted electric fire, the loft is part boarded and insulated, gas central heating (Vaillant combination gas boiler in the kitchen) and double glazed windows.

EPC RATING: D

COUNCIL TAX BAND: D

GROUND FLOOR
680 sq.ft. (63.2 sq.m.) approx.

1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA: 1143 sq.ft. (106.2 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 operation or efficiency can be given.
 Made with Metropix ©2024



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

Disclaimer: "These property particulars, including floor plans, are set out as a general outline only for guidance and DO NOT constitute any part of an offer or contract. Any purchaser or other must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are given as approximate, no survey or testing of appliances has been carried out. No employee of Andrew Ward Estate Agents has the authority to make or give any representation or warranty in respect of the property."

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

ANDREW WARD EST. 1988
 ESTATE AGENTS