



26 ELMSCROFT GARDENS, POTTERS BAR EN6 2JR

Guide Price £649,950 | Freehold

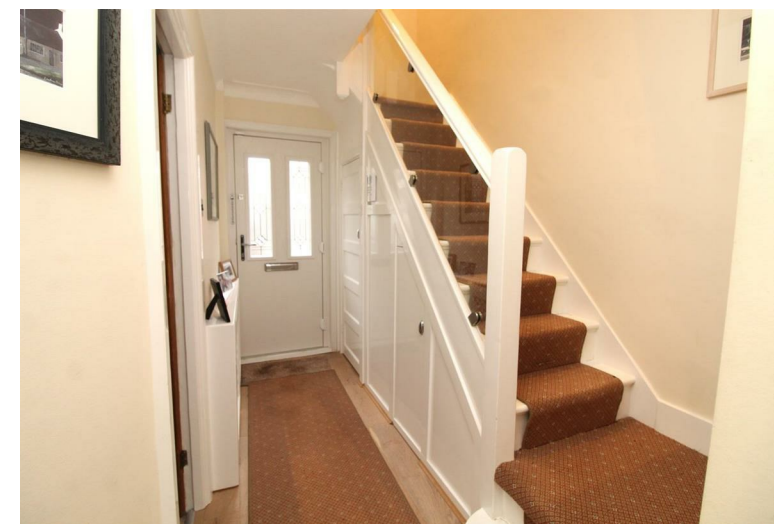
ANDREW WARD EST. 1988
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Property Overview

A beautifully presented three bedroom extended semi detached family home, featuring a fabulous open plan kitchen/diner which has bi-fold doors opening onto the 70ft rear garden, off street parking on own driveway for two cars and a shared drive leading to a small storage garage.

The remainder of the accommodation comprises a welcoming entrance hall, a guest cloakroom, a separate lounge, the kitchen/diner has a central island unit, Quartz work tops and three Velux overhead windows and to the first floor there are two double bedrooms, a single bedroom and a bathroom.





Property Features

- LOUNGE: 12'9 x 12'0
- KITCHEN: 18'8 x 18'2 (L SHAPED)
- DINING ROOM: 13'1 x 11'0
- GUEST CLOAKROOM AND BATHROOM
- OFF STREET PARKING
- BEDROOM 1: 12'9 x 11'5
- BEDROOM 2: 13'1 x 8'6
- BEDROOM 3: 10'0 x 7'8
- 70FT REAR GARDEN
- GARAGE: 15'7 x 7'11

Agents Notes

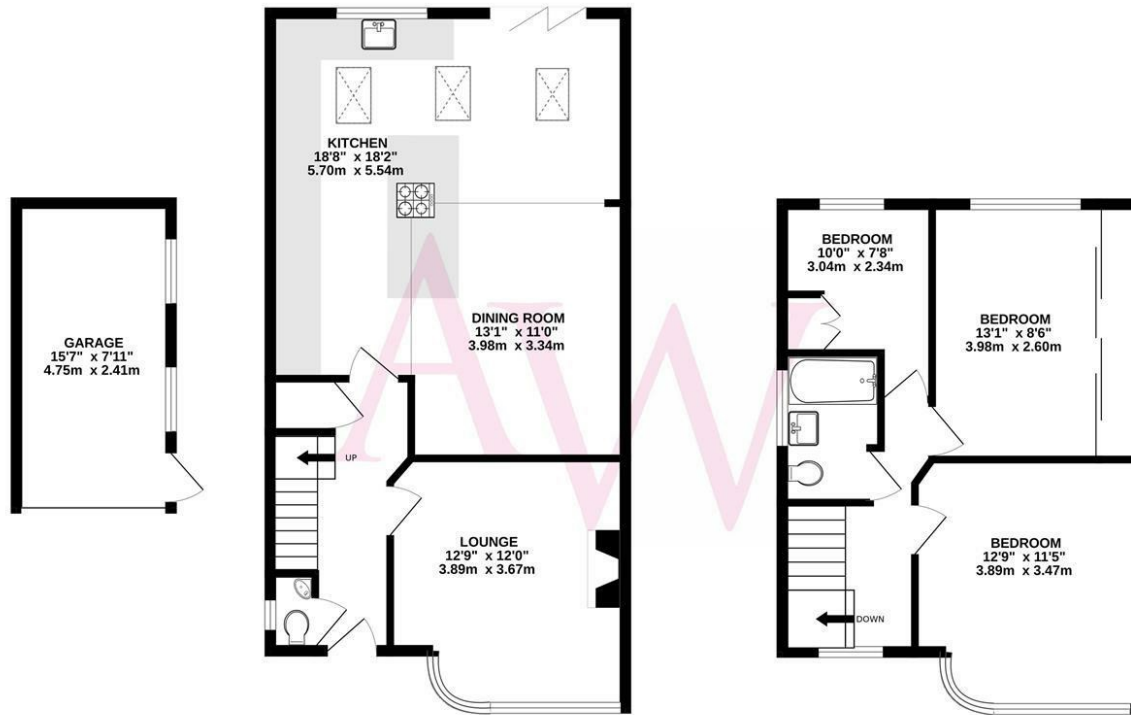
We understand that the kitchen was extended in 2018 and at the same time a new bathroom was fitted and a Vaillant combination gas boiler. The staircase has inset glazed panels and all three bedrooms have fitted wardrobes. The property provides potential to extend into the loft, subject to the usual planning consents.

EPC RATING: C

COUNCIL TAX BAND: E

GROUND FLOOR
737 sq.ft. (68.5 sq.m.) approx.

1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 1180 sq.ft. (109.7 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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