



50 BIRCH GROVE, POTTERS BAR EN6 1SY

Asking Price £650,000 | Freehold

ANDREW WARD EST. 1988
ESTATE AGENTS



Property Overview

Newly refurbished to a very high standard and offered for sale chain free, this truly stunning two/three bedroom detached bungalow offers modern flexible open plan living space, a block paved driveway for two cars and a southerly facing rear garden with raised composite decking. The remainder of the garden is in the process of being landscaped and will include the lawn being returfed and a 2ft trellis to the rear fence and planters to provide screening.

The accommodation comprises an open plan kitchen/lounge which has bi-fold doors leading to the rear garden, the third bedroom could be used as a further reception room and a fully tiled bathroom which offers a bath, walk-in shower, basin and WC.

The Howdens kitchen comes with granite worktops, breakfast bar, inductor hob, double oven, microwave, built in fridge/freezer, washing machine and a dishwasher.





Property Features

- KITCHEN/LOUNGE: 29'6 x 10'11
- DINING ROOM/BEDROOM 3: 14'9 x 7'10
- OFF STREET PARKING
- SOUTH FACING REAR GARDEN: 40FT x 35FT
- VERSATILE ACCOMMODATION
- BEDROOM 1: 14'9 x 10'10
- BEDROOM 2: 9'10 x 8'0
- BATHROOM: 7'10 x 7'7
- COMPOSITE DECKED TERRACE
- CHAIN FREE

Agents Notes

The property has been fully rewired with a new boiler providing gas central heating to the radiators, the windows are UPVC double glazed units, the front door is composite, new insulation to the roof space and security lights to the side and rear.

EPC RATING: C

COUNCIL TAX BAND: E



Floor Plan
Floor area 74.8 m² (805 sq.ft.)

TOTAL: 74.8 m² (805 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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

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