



105 CHURCH ROAD, POTTERS BAR EN6 1EY

Offers In The Region Of £575,000 | Freehold

ANDREW WARD EST. 1988  
ESTATE AGENTS



## Property Overview

OPEN DAY SATURDAY 20TH JULY - VIEWING BY APPOINTMENT ONLY

\*CHAIN FREE\* Standing on a lovely south facing plot and set back approximately 35 feet from the road, this spacious three bedroom semi detached family home is conveniently located within a short walk to the shops in Darkes Lane and the mainline station.

The property is in need of refurbishment throughout and would therefore be perfect for buyers wishing to personalise their next home. There is also enormous potential to extend the property, subject to the usual planning consents.

The accommodation includes a welcoming entrance hall with an open tread staircase, an L shaped lounge which leads to a dining/garden room, kitchen, guest cloakroom, a covered side passage which provides access to the front, rear and garage, three good sized bedrooms and a bathroom.

Externally there is off street parking for two/three cars, a garage to the side and a 90ft south facing rear garden.





## Property Features

- LOUNGE: 19'0 x 17'11 (MAX)
- DINING/GARDEN ROOM: 18'1 x 8'11
- KITCHEN: 19'3 x 8'8
- GARAGE: 18'6 x 8'10
- OFF STREET PARKING
- BEDROOM 1: 16'9 x 9'4
- BEDROOM 2: 11'11 x 8'3
- BEDROOM 3: 9'4 x 8'5
- BATHROOM AND GUEST CLOAKROOM
- 90' x 45' SOUTH FACING REAR GARDEN

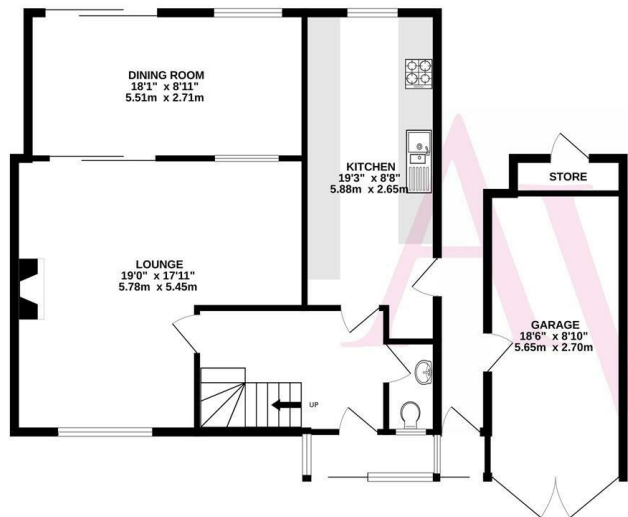
## Agents Notes

Please note that the rear garden is in the process of being cleared and tidied.

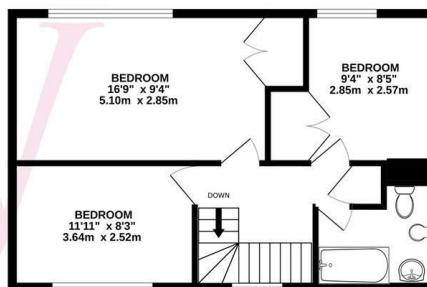
COUNCIL TAX BAND: F

EPC RATING: E

GROUND FLOOR  
958 sq.ft. (89.0 sq.m.) approx.



1ST FLOOR  
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA: 1448 sq.ft. (134.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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