



21 THE DRIVE, POTTERS BAR EN6 2AP

Offers In The Region Of £734,950 | Freehold

ANDREW WARD EST. 1988  
ESTATE AGENTS



## Property Overview

We are delighted to offer for sale this spacious three bedroom detached bungalow which features a quite secluded 100ft rear garden, off street parking for four cars and an attached garage.

Located close to the main shopping area in Darkes Lane and the mainline station, the flexible accommodation includes a lounge, garden room (currently used as a dining room), small study area, kitchen, three bedrooms and a bathroom.

The property is being sold subject to probate being granted.





## Property Features

- LOUNGE: 16'2 x 14'2
- DINING ROOM: 11'3 x 9'9
- KITCHEN: 10'8 x 10'2
- STUDY: 9'9 x 5'11
- GARAGE: 22'3 x 7,6
- BEDROOM 1: 13'2 x 12'1
- BEDROOM 2: 12'6 x 10'10
- BEDROOM 3: 10'8 x 7'11
- BATHROOM
- 100FT REAR GARDEN

## Agents Notes

COUNCIL TAX BAND: E

EPC RATING: E

GROUND FLOOR  
1156 sq.ft. (107.4 sq.m.) approx.



TOTAL FLOOR AREA: 1156 sq ft. (107.4 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 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.  
Made with Metropix ©2020



## Contact us

149 High Street, Potters Bar, Herts, EN6 5BB  
01707 657181 | [pottersbar@andrewward.co.uk](mailto:pottersbar@andrewward.co.uk)

[www.andrewward.co.uk](http://www.andrewward.co.uk)

## Our Offices

**BARNET**  
175 High Street, Barnet EN5 5SU  
Tel: 020 8441 6000  
Email: [barnet@andrewward.co.uk](mailto:barnet@andrewward.co.uk)

**BROOKMANS PARK**  
35 Bradmore Green, Brookmans Park AL9 7QR  
Tel: 01707 649779  
Email: [brookmanspark@andrewward.co.uk](mailto:brookmanspark@andrewward.co.uk)

**POTTERS BAR**  
149 High Street, Potters Bar EN6 5BB  
Tel: 01707 657181  
Email: [pottersbar@andrewward.co.uk](mailto: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