



61 LADBROOKE DRIVE, POTTERS BAR EN6 1QW

Offers In The Region Of £835,000 | Freehold

ANDREW WARD EST. 1988  
ESTATE AGENTS



## Property Overview

**\*\*CHAIN FREE\*\*** Featuring a fabulous 150ft south facing rear garden, this three double bedroom semi detached chalet bungalow benefits from a full width rear extension and a loft conversion and now provides flexible and spacious accommodation.

The garden has a "dog-leg" to the right, which widens the garden to approximately 66ft (maximum). We understand that our vendor acquired this additional area of garden from number 59.

The property is located in one of Potters Bar's most sought after roads being just a short walk away from the extensive shopping facilities in Darkes Lane and the mainline station.

The front lounge has a remote controlled gas fire, the open plan kitchen/breakfast room/family room has bi-fold doors opening onto the terrace and rear garden, a separate utility room, guest cloakroom, two good sized bedrooms and a family bathroom. To the first floor there is the principal bedroom which has a walk-in dressing room and an en-suite shower room.

The front drive provides off street parking for two cars, there is an attached garage and the rear garden has a paved terrace and a well manicured lawn.



## Property Features

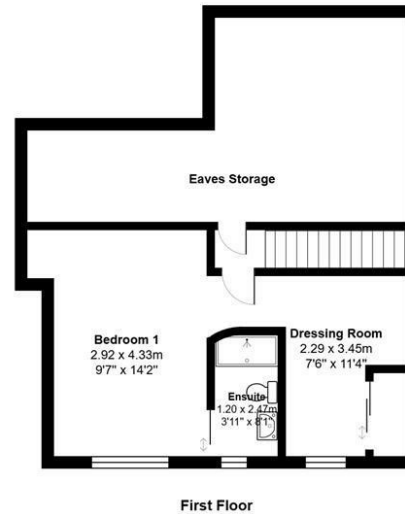
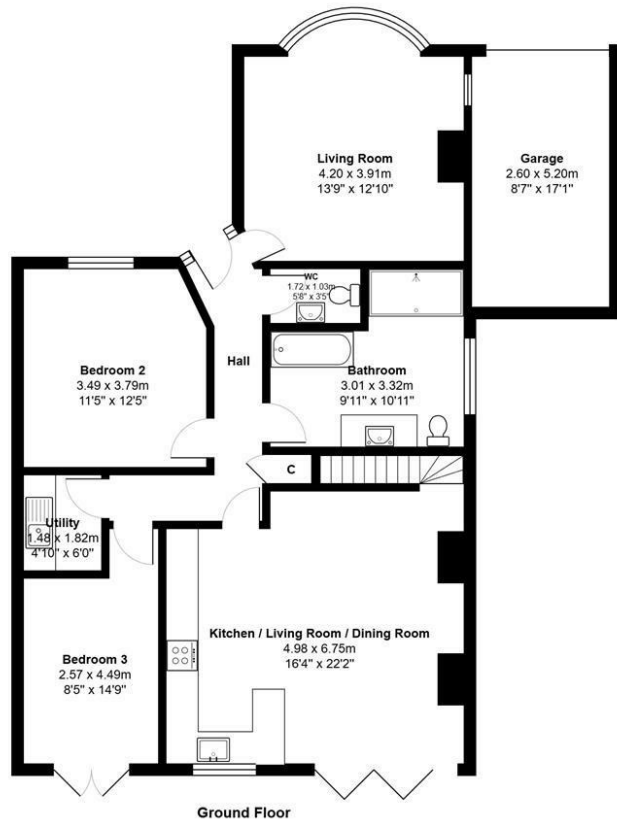
- LOUNGE: 13'9 x 12'10
- KITCHEN/FAMILY ROOM: 22'2 x 16'4
- UTILITY ROOM AND GUEST CLOAKROOM
- ATTACHED GARAGE: 17'1 x 8'7
- 150FT SOUTH FACING REAR GARDEN
- BEDROOM 1: 14'2 x 9'7
- BEDROOM 2: 12'5 x 11'5
- BEDROOM 3: 14'9 x 8'5
- TWO BATHROOMS (ONE EN-SUITE)
- EN-SUITE DRESSING ROOM

## Agents Notes

We understand that the a new gas boiler was installed in 2020 and is located in the loft, excellent eaves storage and there is a timber built enclosed hot tub towards the rear of the garden

COUNCIL TAX BAND: D

EPC RATING: D



Total Area: 120.0 m<sup>2</sup> ... 1292 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



## Contact us

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