



96 PARK AVENUE, POTTERS BAR EN6 5EL

Offers In The Region Of £640,000 | Freehold

ANDREW WARD EST. 1988
ESTATE AGENTS



Property Overview

This extremely well presented three/four double bedroom semi detached chalet bungalow has been extended both to the rear and via a loft conversion and now provides spacious and flexible accommodation approaching 1500 sq ft. The property features an open plan kitchen/diner, a lounge to the rear extension, separate reception room/bedroom to the front, two bedrooms and a modern family shower room to the ground floor. On first floor level there is a principal bedroom and an en-suite wash hand basin and WC, which could be redesigned to create a second bathroom.

Externally the front drive provides off street parking for two cars, a shared driveway leads to a 23ft garage and the 70ft mature rear garden has been beautifully maintained.





Property Features

- LOUNGE: 14'4 x 8'10
- KITCHEN/DINER: 19'10 x 10'6
- RECEPTION ROOM/BEDROOM: 14'6 x 13'3
- GARAGE: 23'8 x 8'10
- OFF STREET PARKING
- BEDROOM 1: 19'9 x 10'1 (ENSUITE WC)
- BEDROOM 2: 12'5 x 11'0
- BEDROOM 3: 15'2 x 7'0
- DOWNSTAIRS SHOWER ROOM
- 70FT REAR GARDEN

Agents Notes

Additional benefits include a number of overhead sky lights which provide an abundance of natural light, modern fitted kitchen, a utility area which houses the washing machine and the property in general has excellent storage.

EPC RATING: D

COUNCIL TAX BAND: E

Park Avenue, Potters Bar, EN6 5EL



APPROXIMATE GROSS INTERNAL FLOOR AREA 141.37 SQ M / 1521 SQ FT
APPROXIMATE GROSS INTERNAL FLOOR AREA EXCLUDING RESTRICTED HEIGHT 136.71 SQ M / 1472 SQ FT

THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.



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