



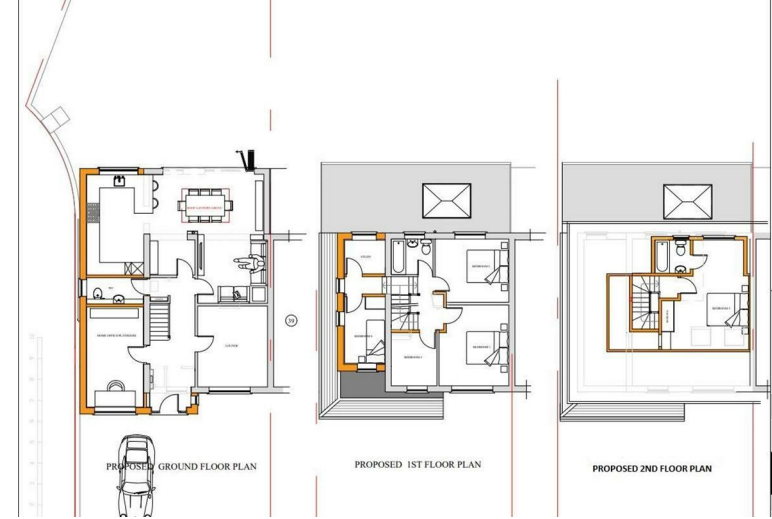
37 SHILLITOE AVENUE, POTTERS BAR EN6 3HH

Offers In The Region Of £599,995 | Freehold

ANDREW WARD EST. 1988  
ESTATE AGENTS



FRONT ELEVATION



## Property Overview

**\*\* 2024 DAME ALICE OWEN'S CATCHMENT AREA \*\* PLANNING PERMISSION GRANTED \*\***

This recently refurbished and extended three bedroom end of terrace family home is within a short walk to Dame Alice Owen's school and has been part of the catchment area for many years, including the 2024 entry (the current intake year).

Planning permission was granted on 5th September 2022 for construction of part single, part two storey side extension and single storey front extension to include relocated entrance with new front porch and alterations to fenestration. Conversion of loft to habitable space to include rear dormer, insertion of 2 x front roof lights and chimney stack removal.

The current accommodation comprises a 20ft lounge, separate dining room, guest cloakroom, newly fitted kitchen, three bedrooms and a lovely bathroom.

Externally, the front drive provides off street parking for two/three cars and to the rear is a well maintained south facing rear garden.



## Property Features

- LOUNGE: 19'11 x 10'11
- DINING ROOM: 12'8 x 10'11
- KITCHEN: 15'10 x 7'1
- GUEST CLOAKROOM AND BATHROOM
- CHAIN FREE
- BEDROOM 1: 12'8 x 11'9
- BEDROOM 2: 11'9 x 9'11
- BEDROOM 3: 9'8 x 7'1
- SOUTH FACING GARDEN (45FT x 36FT)
- PLANNING PERMISSION GRANTED

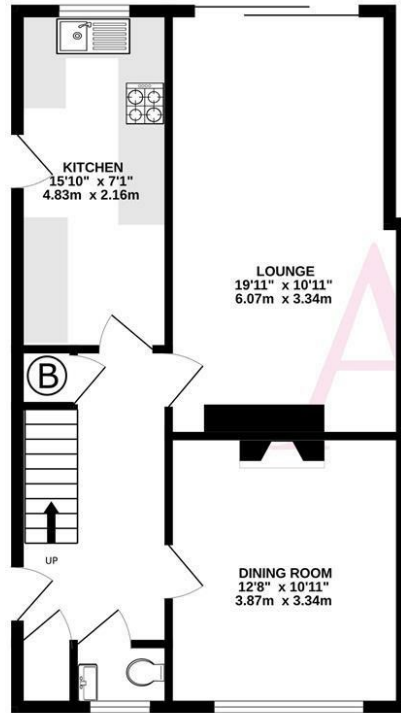
## Agents Notes

Please note that the Dame Alice Owens School local priority and catchment areas vary from year to year and therefore all potential buyers should contact the school's admissions office in the first instance in order to discuss their current catchment criteria.

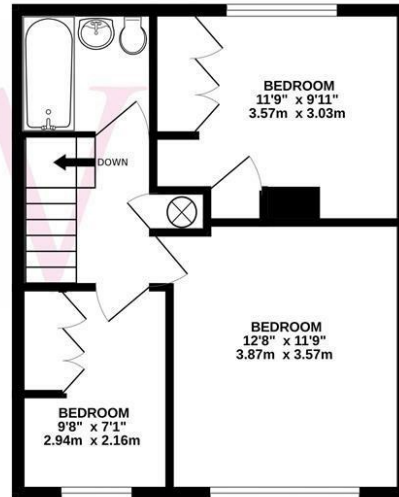
EPC RATING: E

COUNCIL TAX BAND: D

GROUND FLOOR  
570 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 975 sq.ft. (90.5 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 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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All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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