



68 LADBROOKE DRIVE, POTTERS BAR EN6 1QW

Offers In The Region Of £670,000 | Freehold

ANDREW WARD EST. 1988  
ESTATE AGENTS





## Property Overview

**\*\*CHAIN FREE\*\*** Standing on a generous plot with a 230ft rear garden, this four/five bedroom semi detached chalet bungalow is located in one of Potters Bar's most sought after roads being a short walk away from the mainline station and shopping facilities.

The property is in need of refurbishment and would be perfect for buyers wishing to personalise their next home.

Please note that Planning Permission was granted on 5th October 2004 for a loft conversion with side gable and front and rear windows and associated alterations. Whilst the majority of the works were carried out, we understand that a Building Regulations Completion Certificate was not signed off and therefore technically the planning permission has expired.

The current ground floor accommodation includes an entrance hall and potential study/office, a separate lounge, two bedrooms (one of these bedrooms could be used as a further reception room), a kitchen, bathroom and conservatory. To the first floor there are three bedrooms and a second bathroom.

The front drive provides off street parking for two cars and the car port to the side leads to a detached garage.







## Property Features

- LOUNGE: 14'0 x 13'9
- RECEPTION ROOM/BEDROOM: 15'7 x 9'10
- KITCHEN: 9'10 x 8'4
- CONSERVATORY: 24'1 x 7'9
- CHAIN FREE
- FOUR/FIVE BEDROOMS
- TWO BATHROOMS
- CAR PORT: 23'0 x 7'7
- GARAGE: 16'9 x 8'5
- 230FT REAR GARDEN

## Agents Notes

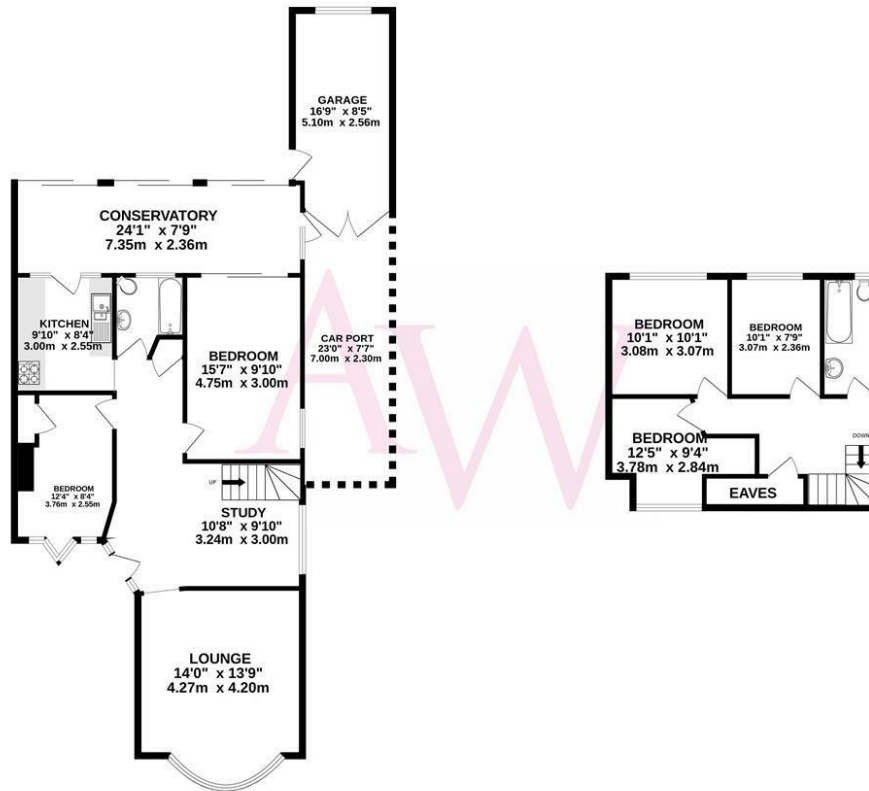
EPC RATING: D

COUNCIL TAX BAND: E



GROUND FLOOR  
1302 sq.ft. (120.9 sq.m.) approx.

1ST FLOOR  
433 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 1735 sq.ft. (161.2 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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