



27 WROXHAM GARDENS, POTTERS BAR EN6 3DH

Offers In The Region Of £615,000 | Freehold

ANDREW WARD EST. 1988  
ESTATE AGENTS





## Property Overview

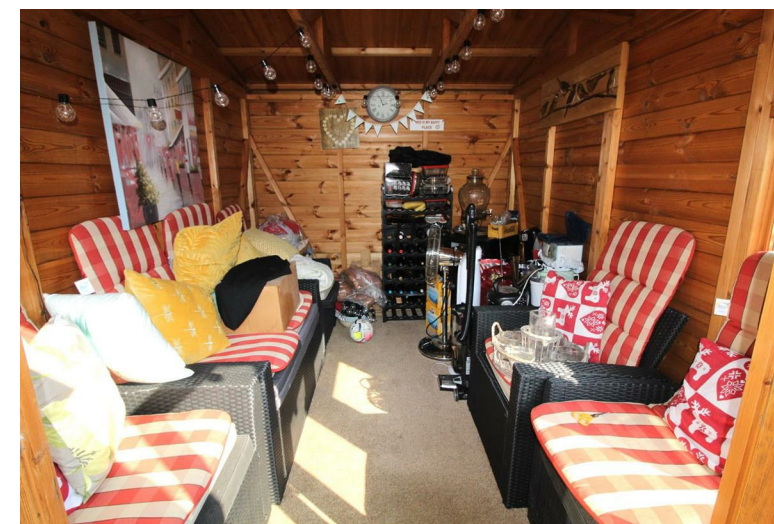
Featuring a quite individual 140ft rear garden, this beautifully presented three bedroom semi detached family home is just a short walk away from Wroxham Primary School.

The ground floor accommodation comprises a welcoming entrance hall which has a built-in cupboard housing the gas boiler and washing machine, a double aspect lounge and dining room, a modern kitchen which is fitted with solid oak worktops and concealed lighting, whilst on the first floor there are two double bedrooms, a further single bedroom, a bathroom (fitted with a shower) and there is also a separate second WC.

The front drive provides off street parking for one car and the garage is approached via a shared drive.

The rear garden is laid out in different sections which include seating areas making it ideal for entertaining and the summer house, shed and garage all have power and lighting.

The property benefits from recently fitted UPVC double glazed windows and bespoke window shutters.







## Property Features

- LOUNGE: 10'9 x 9'10
- DINING ROOM: 13'11 x 10'1
- KITCHEN: 11'1 x 6'2
- GARAGE: 20'4 x 7'10
- OFF STREET PARKING
- BEDROOM 1: 10'1 x 9'10
- BEDROOM 2: 12'1 x 7'10
- BEDROOM 3: 6'11 x 6'6
- BATHROOM AND SECOND WC
- 140FT REAR GARDEN

## Agents Notes

The property offers great potential to extend, subject of course to the usual planning consents.

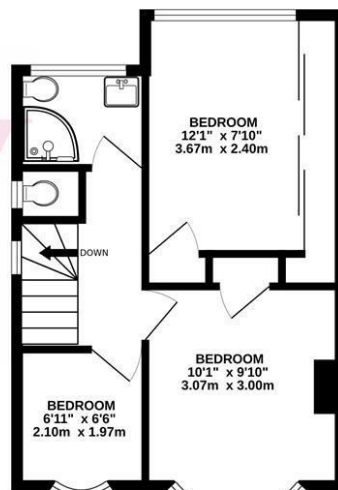
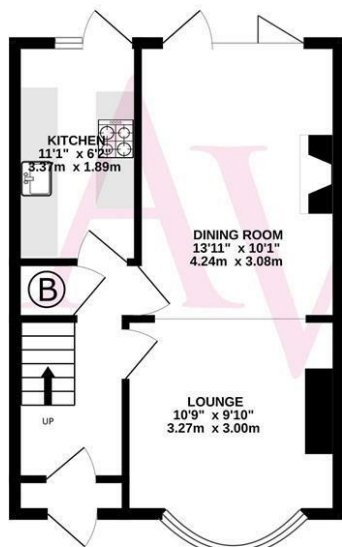
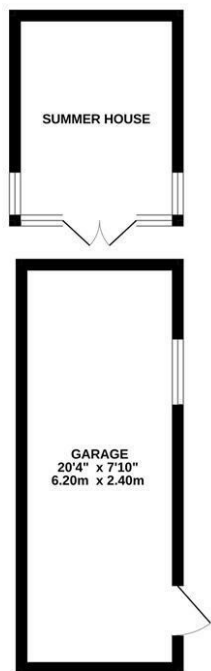
EPC RATING: D

COUNCIL TAX BAND: E



GROUND FLOOR  
628 sq.ft. (58.4 sq.m.) approx.

1ST FLOOR  
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 1003 sq.ft. (93.2 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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All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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