



5 ALLANDALE CRESCENT, POTTERS BAR EN6 2JY

Offers In The Region Of £699,950 | Freehold

ANDREW WARD<sup>EST 1988</sup>  
ESTATE AGENTS



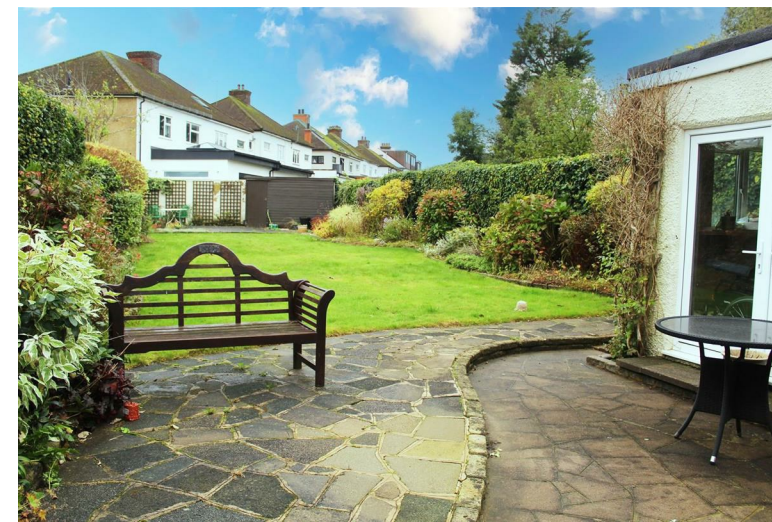


## Property Overview

**\*\* CHAIN FREE \*\*** This delightful 1930's built three bedroom semi detached family home provides larger than average accommodation, with a well maintained 100ft south westerly facing rear garden and an open aspect to the front.

Features include an open plan hallway, the lounge leads through to the dining room, garden room, kitchen, an inner lobby area leads to the guest cloakroom and a utility room which provides access to the front and to a spacious workshop/store room at the rear. There are two double bedrooms, a further single bedroom and a bathroom which is fitted with both a bath and a separate shower.

Externally, the front drive provides off street parking for three cars and the rear garden has a paved terrace and a central lawn.







## Property Features

- LOUNGE: 17'11 x 16'0
- DINING ROOM: 13'11 x 10'10
- GARDEN/FAMILY ROOM: 13'0 x 9'2
- KITCHEN: 13'11 x 9'1
- UTILITY ROOM AND STORE ROOM
- BEDROOM 1: 16'1 x 11'0
- BEDROOM 2: 13'11 x 11'0
- BEDROOM 3: 7'8 x 6'11
- BATHROOM AND GUEST CLOAKROOM
- 100FT SOUTH WEST FACING REAR GARDEN

## Agents Notes

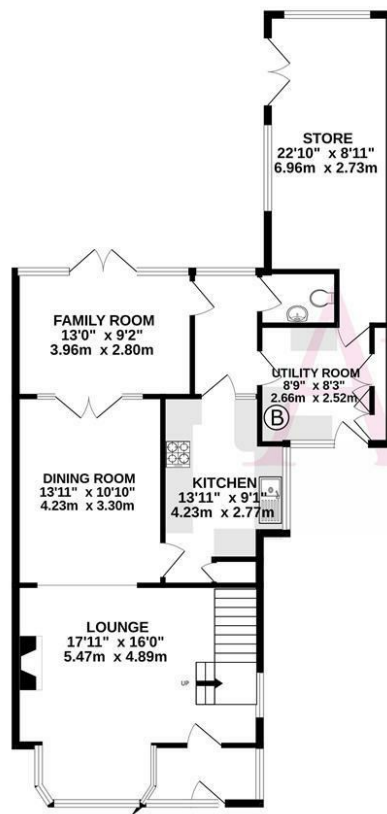
The property offers great potential for further extension and in particular via a loft conversion, subject to the usual planning consents.

EPC RATING: D

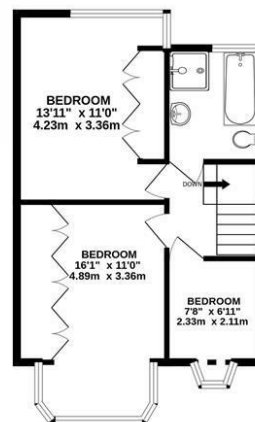
COUNCIL TAX BAND: E



GROUND FLOOR  
991 sq.ft. (92.1 sq.m.) approx.



1ST FLOOR  
482 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA: 1473 sq.ft. (136.8 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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