



60 LADBROOKE DRIVE, POTTERS BAR EN6 1QW

Offers In Excess Of £700,000 | Freehold

ANDREW WARD EST. 1988  
ESTATE AGENTS



## Property Overview

**\*\* CHAIN FREE \*\*** A deceptively spacious three double bedroom detached bungalow which is situated in one of Potters Bar's most sought after roads, being within a short walk to the mainline station and shopping facilities.

The current accommodation includes a large L shaped lounge and dining room, kitchen/breakfast room, the third bedroom could be used as a further reception room and there is a bathroom which is fitted with a shower.

Externally, the front drive provides off street parking for three cars, an attached garage and without doubt one of the outstanding features of this delightful property is the 200ft mature rear garden.





## Property Features

- LOUNGE: 24'0 x 10'1
- DINING ROOM: 13'1 x 10'6
- KITCHEN: 10'6 x 9'10
- ATTACHED GARAGE: 23'3 x 7'9 (MAX)
- OFF STREET PARKING
- BEDROOM 1: 12'8 x 11'9
- BEDROOM 2: 12'6 x 11'5
- BEDROOM 3: 12'0 x 11'5
- BATHROOM
- 200FT REAR GARDEN

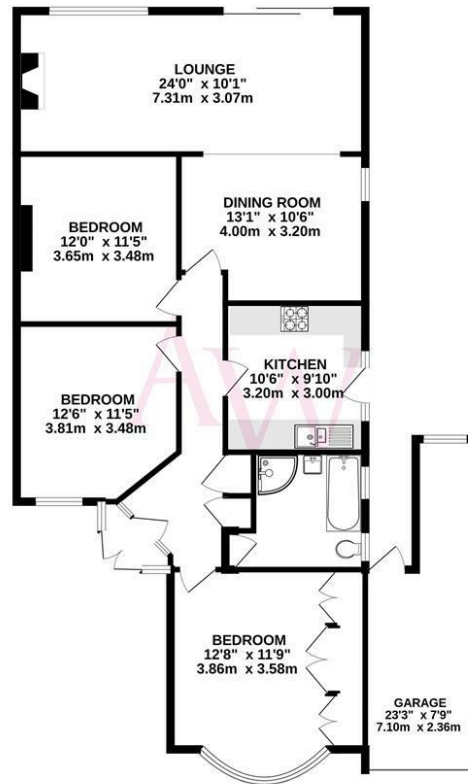
## Agents Notes

The property has potential for further extension, subject to the usual planning consents.

COUNCIL TAX BAND:: E

EPC RATING: D

GROUND FLOOR  
1255 sq.ft. (116.6 sq.m.) approx.



TOTAL FLOOR AREA : 1255 sq.ft. (116.6 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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