

6 THE SPINNEY, POTTERS BAR EN6 5HH

Offers In The Region Of £695,000 | Freehold









Property Overview

CHAIN FREE Ideally situated in this quiet and highly sought after cul-de-sac just off The Causeway, is this well presented and spacious four bedroom double fronted detached family home which benefits from having a south facing rear garden and the garage has been converted for use as a studio or indeed a home office.

The ground floor accommodation includes a welcoming entrance hall, a guest cloakroom, a separate family room, the lounge has double doors with glazed insets leading to the dining room which has sliding doors to the rear garden and an arch to a modern fitted kitchen. To the first floor, there are four good sized bedrooms and a family bathroom.

Externally, the front drive provides off street parking for three cars.









Property Features

• LOUNGE: 15'3 x 11'8

• DINING ROOM: 11'8 x 7'10

• KITCHEN: 12'10 x 7'10

• FAMILY ROOM: 13'7 x 8'6

• OFF STREET PARKING:

- FOUR BEDROOMS
- FAMILY BATHROOM:
- GUEST CLOAKROOM
- STUDIO: 26'8 x 7'8
- 50FT SOUTH FACING REAR GARDEN

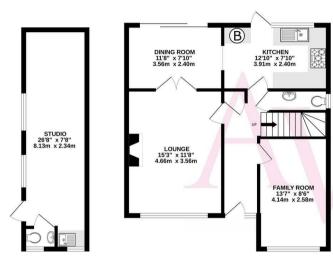
Agents Notes

The studio has been fitted with an air-conditioning unit, power, lighting, sink and separate WC. The guest cloakroom has a very deep understairs storage cupboard.

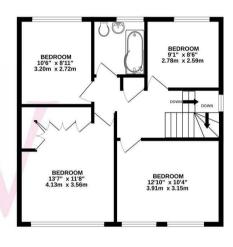
EPC RATING: D

COUNCIL TAX BAND: F

800 sq.ft. (74.3 sq.m.) approx.



1ST FLOOR 611 sq.ft. (56.8 sq.m.) approx.







TOTAL FLOOR AREA: 1411 sq.ft. (131.1 sq.m.) approx.

Whits twey uttering has been under to ensure the accuracy of all flooping contained here, measurements of doors, windows, notine and user the larger time accuracy of all flooping contained here, measurements of doors, windows, notine and user the larger time. On the larger time and the larger time, on ission 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 been tested and no guarantee as to their operability or efficiency can be given.

And with Micropolity 62024

Contact us

149 High Street, Potters Bar, Herts, EN6 5BB 01707 657181 | pottersbar@andrewward.co.uk

www.andrewward.co.uk

Our Offices

BARNET

175 High Street, Barnet EN5 5SU Tel: 020 8441 6000

Email: barnet@andrewward.co.uk

BROOKMANS PARK

35 Bradmore Green, Brookmans Park AL9 7QR 149 High Street, Potters Bar EN6 5BB Tel: 01707 649779

Email: brookmanspark@andrewward.co.uk

POTTERS BAR

Tel: 01707 657181

Email: pottersbar@andrewward.co.uk

Disclaimer: "These property particulars, including floor plans, are set out as a general outline only for guidance and DO NOT constitute any part of an offer or contract. Any purchaser or other must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are given as approximate, no survey or testing of appliances has been carried out. No employee of Andrew Ward Estate Agents has the authority to make or give any representation or warranty in respect of the property."

ANDREW WARD

All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.