



35, SHERWOOD AVENUE, POTTERS BAR EN6 2LE

Offers In Excess Of £875,000 | Freehold

ANDREW WARD^{EST. 1988}
ESTATE AGENTS



Property Overview

Situated in this highly sought after avenue, close to well regarded local schools including Dame Alice Owen, this beautifully presented three/four bedroom semi detached family home benefits from a rear extension and now provides flexible and spacious accommodation.

Features include a welcoming entrance hall which has a deep downstairs pantry cupboard, a separate lounge to the front, a dining room, family/play room, kitchen/breakfast room, an office or fourth bedroom, and a downstairs shower room. To the first floor, there is a spacious landing, three good sized bedrooms and a family bathroom which is fitted with a walk-in shower.

Externally, the front drive provides off street parking for two cars, an attached garage fitted with an electric door and a low maintenance 55ft x 30ft rear garden which has two paved terraces, artificial grass and the shed has power and lighting.





Property Features

- LOUNGE: 14'11 x 12'4
- DINING ROOM: 18'8 x 12'0
- KITCHEN/BREAKFAST ROOM: 11'7 x 8'6
- STUDY/BEDROOM: 9'11 x 5'11
- FAMILY ROOM/PLAYROOM: 14'4 x 11'7
- BEDROOM 1: 14'11 x 9'9
- BEDROOM 2: 12'0 x 9'9
- BEDROOM 3: 10'11 x 7'5
- TWO BATHROOMS
- GARAGE: 15'2 x 9'11

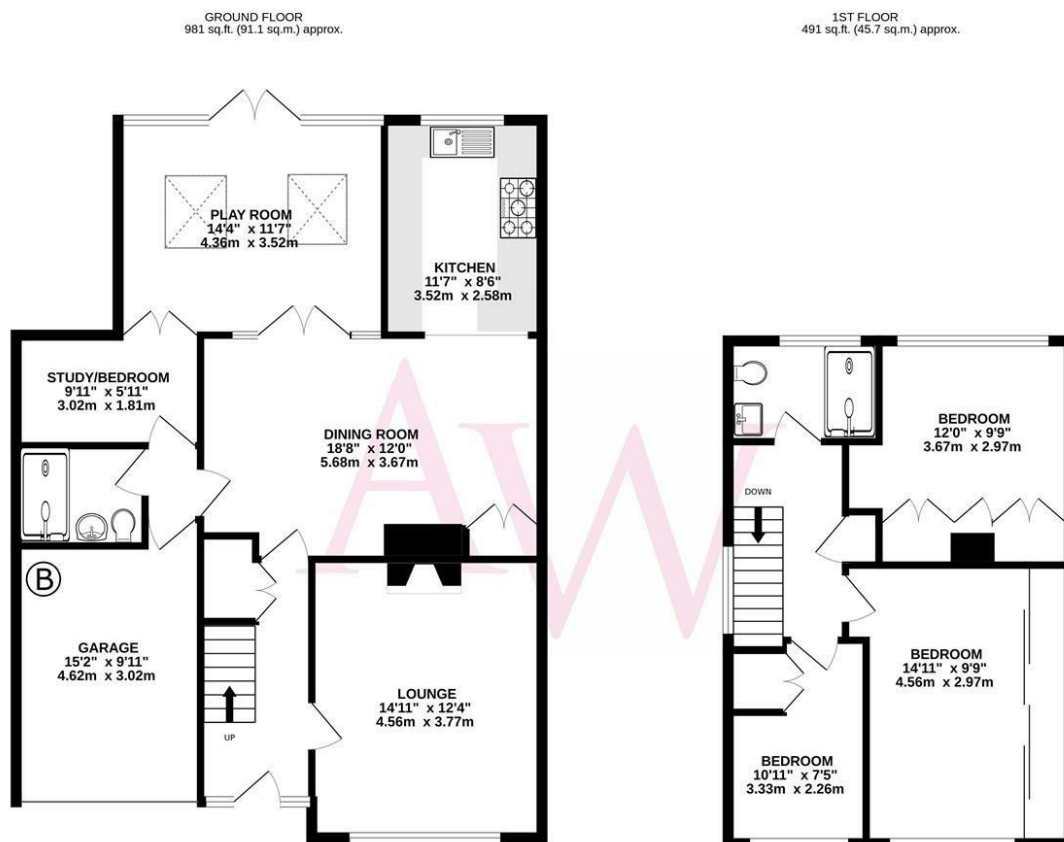
Agents Notes

Features also include LED recessed lighting to the entrance hall, staircase, first floor landing and rear garden, the kitchen is fitted with Neff appliances, both double bedrooms have full width fitted wardrobes, the third bedroom has a deep built-in cupboard and a water softener for the showers and hot water.

We understand that planning permission was granted (now lapsed) for a further extension to build above the garage, convert the garage to a habitable room and to convert the loft to a further bedroom and bathroom.

COUNCIL TAX BAND: F

EPC RATING: D



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
Tel: 01707 649779
Email: brookmanspark@andrewward.co.uk

POTTERS BAR
149 High Street, Potters Bar EN6 5BB
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."

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

ANDREW WARD EST. 1988
ESTATE AGENTS