



103 PARK AVENUE, POTTERS BAR EN6 5EW

Offers In The Region Of £620,000 | Freehold

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





## Property Overview

Enjoying a lovely southerly aspect and backing directly onto open countryside, is this extended three bedroom semi detached family home which benefits from off street parking for two cars, a 26ft tandem garage/outbuilding which is accessed via a shared drive and an 80ft rear garden (maximum).

The accommodation comprises a lounge, open plan kitchen, family room and dining room, guest cloakroom, two double bedrooms, a further single bedroom and a bathroom.







## Property Features

- LOUNGE: 11'10 x 11'10
- FAMILY ROOM: 12'0 x 10'6
- DINING ROOM: 10'8 x 9'10
- KITCHEN: 16'11 x 7'3
- 80FT SOUTHERLY FACING REAR GARDEN (MAX)
- BEDROOM 1: 12'2 x 10'6
- BEDROOM 2: 11'9 x 11'0
- BEDROOM 3: 8'9 x 7'3
- BATHROOM AND GUEST CLOAKROOM
- TANDEM GARAGE/OUTBUILDING: 26'3 x 9'10

## Agents Notes

Features also include a gas fireplace to the lounge, the dining room has an overhead skylight and all three bedrooms have fitted wardrobes.

There is also potential to further extend the property by converting the loft, subject to the usual planning consents.

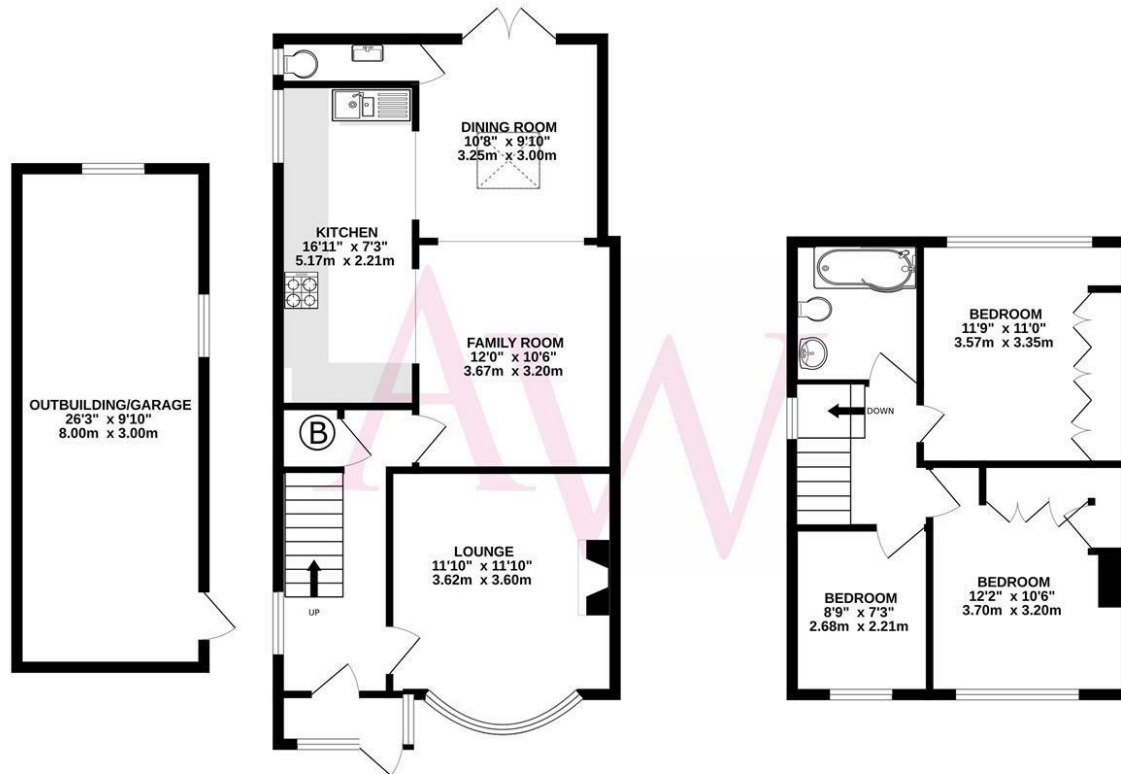
EPC RATING: D

COUNCIL TAX BAND: E



GROUND FLOOR  
885 sq.ft. (82.2 sq.m.) approx.

1ST FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 1304 sq.ft. (121.1 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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