



93 CHURCH ROAD, POTTERS BAR EN6 1EY

Offers In The Region Of £449,995 | Freehold

ANDREW WARD^{EST 1988}
ESTATE AGENTS



Property Overview

**** CHAIN FREE ** SOUTHERLY FACING REAR GARDEN ** CLOSE TO MAINLINE STATION ****

This deceptively spacious two double bedroom halls adjoining mid terraced period cottage is ideally positioned close to local shops and Pottets Bar mainline station. The ground floor accommodation includes a lounge, dining room and kitchen, whilst on the first floor there are two good sized bedrooms and a bathroom.

Externally, the southerly facing rear garden is approximately 45ft in length, a paved patio area and side access.





Property Features

- LOUNGE: 12'1 x 11'1
- DINING ROOM: 14'1 x 12'7
- KITCHEN: 11'5 x 7'8
- 45FT SOUTH FACING REAR GARDEN
- BEDROOM 1: 14'1 x 11'4
- BEDROOM 2: 11'9 x 9'0
- FIRST FLOOR BATHROOM
- CHAIN FREE

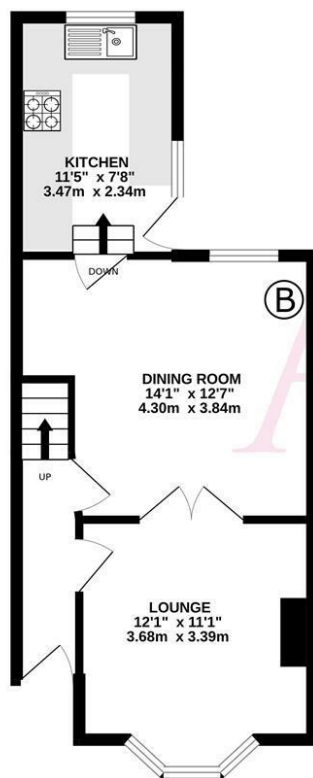
Agents Notes

The property features timber framed sash windows, feature fireplaces and gas central heating.

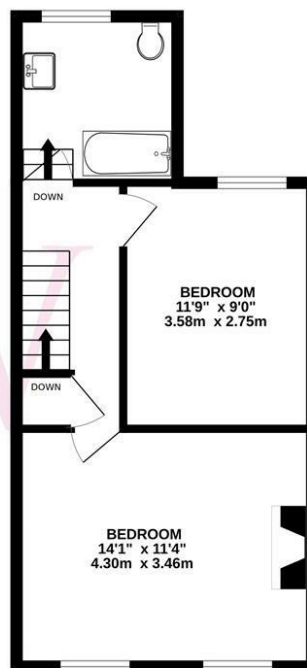
EPC RATING: D

COUNCIL TAX BAND: D

GROUND FLOOR
407 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 788 sq.ft. (73.2 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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