



10 BIRCH GROVE, POTTERS BAR EN6 1SY

Offers In The Region Of £599,950 | Freehold

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





## Property Overview

This beautifully presented two double bedroom extended semi detached level chalet bungalow is situated in a very quiet residential cul-de-sac, yet a short walk away from local shops and amenities including Potters Bar mainline station.

The property benefits from a rear extension and a loft conversion and now provides spacious and flexible accommodation arranged over two floors.

To the ground floor the entrance porch leads to a welcoming entrance hall, a downstairs shower room, bedroom, a study/TV room, a lounge/dining area and a fully fitted kitchen/breakfast room which has marble worktops and splashbacks, a breakfast bar and a door to the rear garden.

On the first floor there is a further good sized bedroom and an en-suite shower.

Externally the front block paved driveway provides off street parking for two cars and the garage is accessed from a shared drive. The fully enclosed landscaped 50ft rear garden is mainly paved with shrub and flowering borders. There is artificial grass behind the garage and secure gated side access.







## Property Features

- LOUNGE: 16'5 x 10'6
- DINING ROOM: 10'6 x 7'2
- KITCHEN/BREAKFAST ROOM: 16'2 x 8'9
- STUDY/TV ROOM: 9'8 x 8'9
- 50FT REAR GARDEN
- BEDROOM 1: 16'6 x 13'6
- BEDROOM 2: 13'7 x 10'6
- TWO BATHROOMS (ONE EN-SUITE)
- GARAGE: 16'1 x 8'10
- OFF STREET PARKING

## Agents Notes

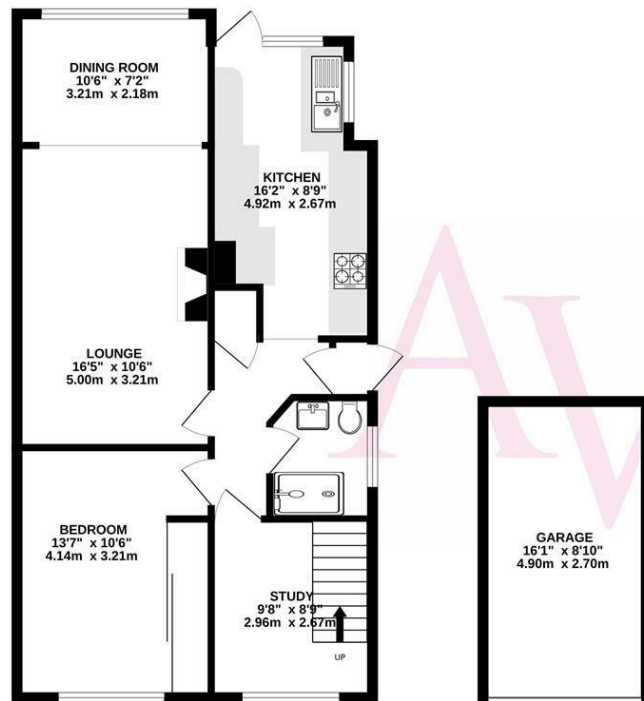
The property was rewired in 2024, there is engineered wood flooring to the ground floor, both bedrooms have extensive fitted wardrobes and the top floor bedroom has eaves storage.

EPC RATING: D

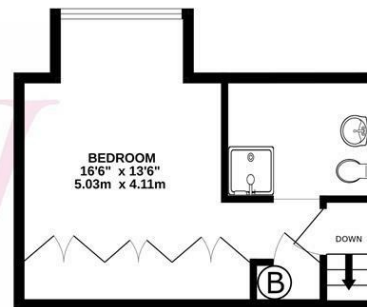
COUNCIL TAX BAND: E



GROUND FLOOR  
829 sq.ft. (77.0 sq.m.) approx.

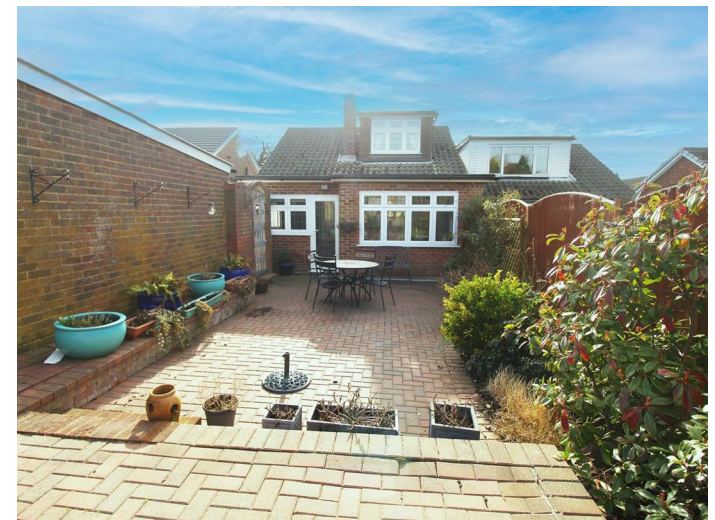


1ST FLOOR  
262 sq.ft. (24.4 sq.m.) approx.



TOTAL FLOOR AREA : 1091 sq.ft. (101.4 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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## Contact us

149 High Street, Potters Bar, Herts, EN6 5BB  
01707 657181 | [pottersbar@andrewward.co.uk](mailto:pottersbar@andrewward.co.uk)

[www.andrewward.co.uk](http://www.andrewward.co.uk)

## Our Offices

**BARNET**  
175 High Street, Barnet EN5 5SU  
**Tel: 020 8441 6000**  
Email: [barnet@andrewward.co.uk](mailto:barnet@andrewward.co.uk)

**BROOKMANS PARK**  
35 Bradmore Green, Brookmans Park AL9 7QR  
**Tel: 01707 649779**  
Email: [brookmanspark@andrewward.co.uk](mailto:brookmanspark@andrewward.co.uk)

**POTTERS BAR**  
149 High Street, Potters Bar EN6 5BB  
**Tel: 01707 657181**  
Email: [pottersbar@andrewward.co.uk](mailto:pottersbar@andrewward.co.uk)

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

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