



2 STAMFORD CLOSE, POTTERS BAR EN6 5NW

Offers In The Region Of £480,000 | Freehold

ANDREW WARD^{EST 1988}
ESTATE AGENTS



Property Overview

CHAIN FREE Located in this quiet cul de sac close to Oakmere Park, is this very well presented three bedroom mid terraced family home which benefits from off street parking for two cars and a very well maintained south easterly facing rear garden.

The ground floor comprises a welcoming entrance hall, a bright and spacious lounge, a 25ft fitted kitchen/diner and a conservatory. To the first floor there are two double bedrooms, one with fitted wardrobes, a further single bedroom and a shower room.





Property Features

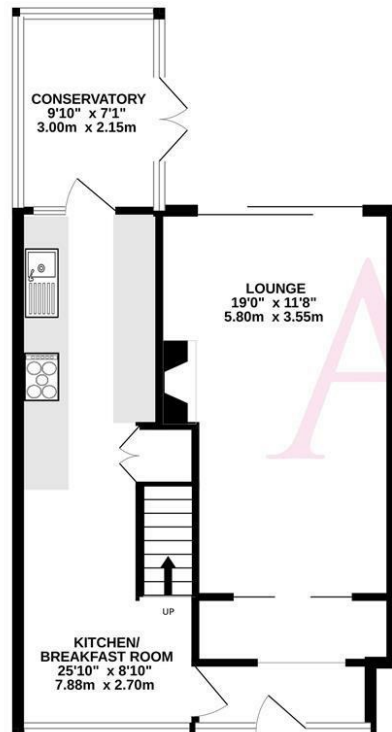
- LOUNGE: 19'0 x 11'8
- KITCHEN/DINER: 25'10 x 8'10
- CONSERVATORY: 9'10 x 7'1
- OFF STREET PARKING
- 45FT (MAX) SOUTH EAST FACING REAR GARDEN
- BEDROOM 1: 11'11 x 10'5
- BEDROOM 2: 11'8 x 10'1
- BEDROOM 3: 11'8 x 5'9
- SHOWER ROOM
- WALKING DISTANCE TO OAKMERE PARK

Agents Notes

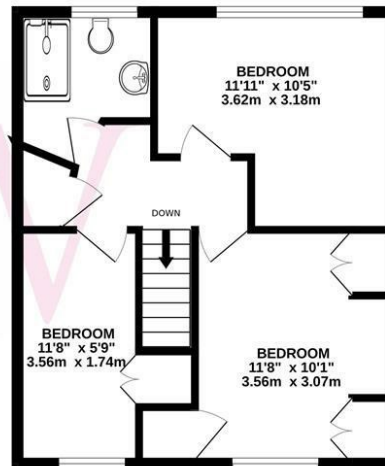
EPC RATING: C

COUNCIL TAX BAND: D

GROUND FLOOR
542 sq.ft. (50.4 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA: 964 sq.ft. (89.6 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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