



97 MUTTON LANE, POTTERS BAR EN6 2NU

Offers In The Region Of £565,000 | Freehold

ANDREW WARD^{EST. 1988}
ESTATE AGENTS



Property Overview

****CHAIN FREE** 100FT REAR GARDEN** DETACHED GARAGE** OPEN PLAN LOUNGE/DINER** CONSERVATORY****

Featuring a mature 100ft rear garden, this recently redecorated three bedroom semi detached family home is set back from the road and is ideally positioned close to transport and shopping facilities.

The spacious accommodation includes a 22ft open plan lounge/diner, modern fitted kitchen, conservatory, three bedrooms and a contemporary bathroom.

Externally, the front block paved driveway provides off street parking for one car, the shared driveway leads to a detached garage with a workshop behind and without doubt one of the features of this very well presented property is the fabulous well established rear garden which has side access.





Property Features

- LOUNGE/DINER: 22'6 x 12'6
- CONSERVATORY: 14'7 x 9'10
- KITCHEN: 8'6 x 7'5
- DETACHED GARAGE: 15'9 x 8'9
- 100FT REAR GARDEN
- BEDROOM 1: 14'4 x 9'10
- BEDROOM 2: 9'10 x 8'2
- BEDROOM 3: 9'10 x 6'7
- BATHROOM
- WORKSHOP: 11'6 x 6'4

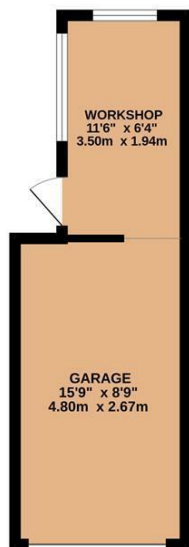
Agents Notes

The property benefits from gas central heating and double glazed windows.

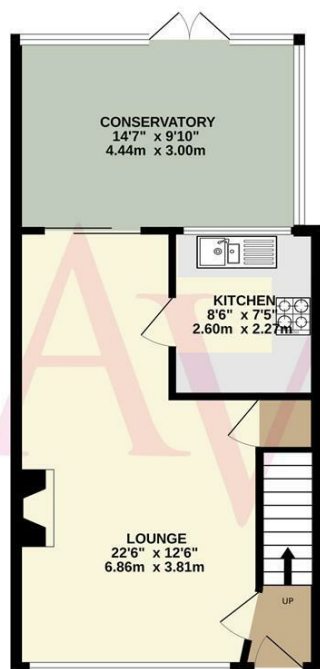
EPC RATING: D

COUNCIL TAX BAND: E

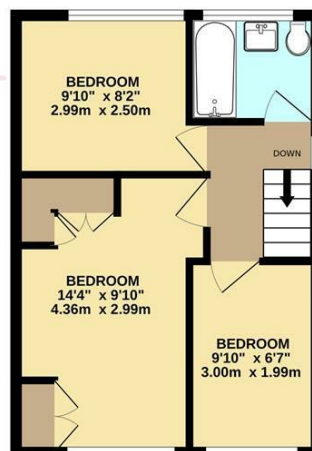
OUTBUILDINGS
211 sq.ft. (19.6 sq.m.) approx.



GROUND FLOOR
485 sq.ft. (45.0 sq.m.) approx.

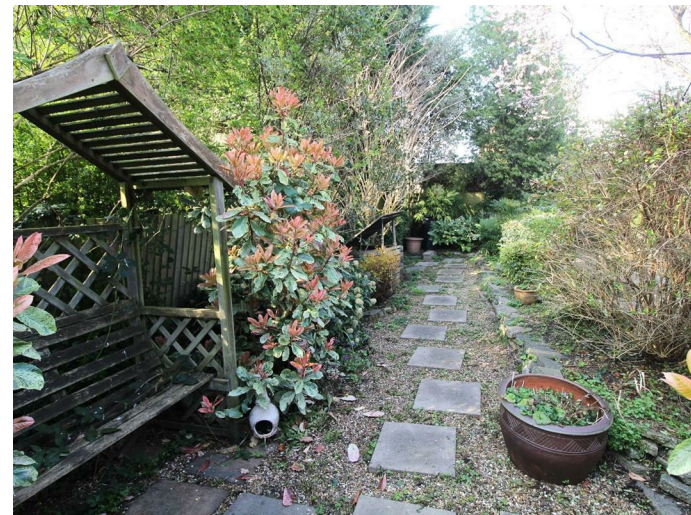


1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 1044 sq.ft. (97.0 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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