



27 BEARWOOD CLOSE, POTTERS BAR EN6 5HJ

Offers In The Region Of £735,000 | Freehold

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



## Property Overview

Tucked away towards the end of this highly sought after cul-de-sac off The Causeway is this immaculately presented four bedroom detached family home which features a lovely south facing rear garden, plenty of off street parking and a detached garage.

This fabulous property features a separate family room, a spacious lounge/dining room, a modern kitchen/breakfast room (with Corinthian Marble worktops) leading to a utility room, guest cloakroom, four good sized bedrooms and two bathrooms (one en-suite).

There are solar panels which provide hot water to the property.





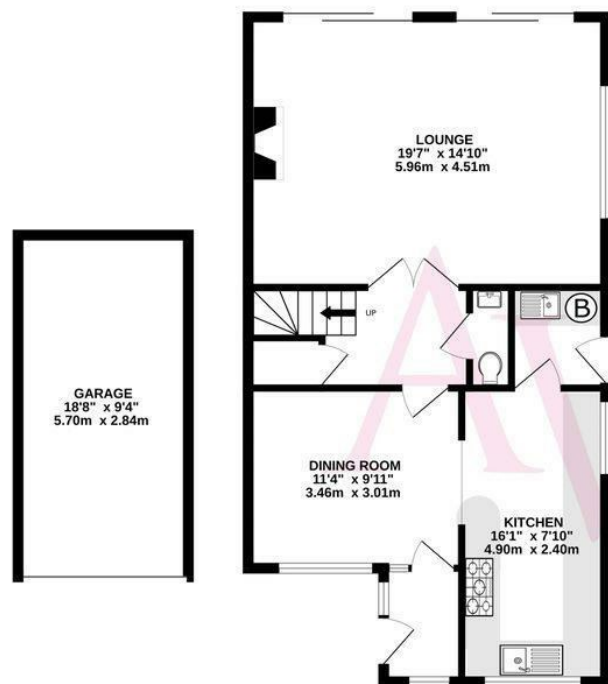
## Property Features

- LOUNG/DINING ROOM: 19'7 x 14'10
- FAMILY ROOM: 11'4 x 9'11
- KITCHEN/BREAKFAST ROOM: 16'1 x 7'10
- DETACHED GARAGE: 18'8 x 9'4
- 40FT SOUTH FACING REAR GARDEN
- BEDROOM 1: 16'1 x 12'2
- BEDROOM 2: 14'10 x 11'0
- BEDROOM 3: 10'2 x 7'5
- BEDROOM 4: 9'10 x 8'7
- TWO BATHROOMS (ONE EN-SUITE)

## Agents Notes

The kitchen is fitted with integrated appliances, the gas boiler is located in the utility room, the windows are double glazed, the garden has been extremely well maintained with an ornamental pond and summerhouse and the garage has an automated up and over door.

GROUND FLOOR  
833 sq.ft. (77.4 sq.m.) approx.



1ST FLOOR  
681 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA: 1514 sq.ft. (140.7 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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