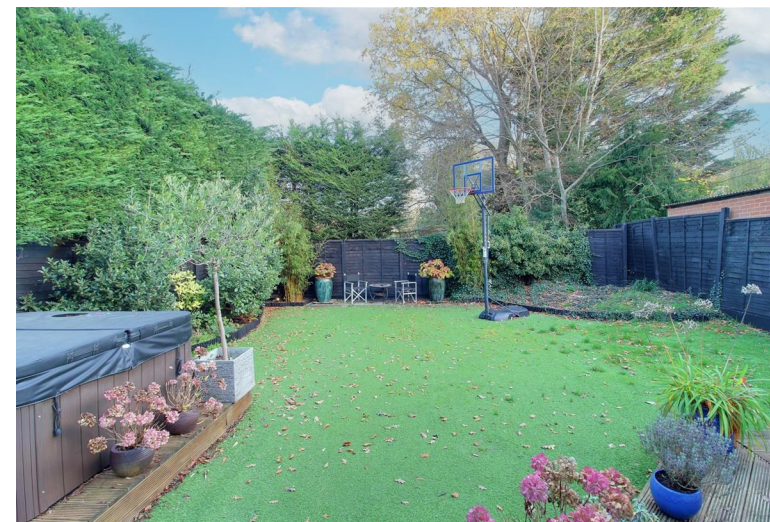




197A DARKES LANE, POTTERS BAR EN6 1BW

Offers In Excess Of £1,000,000 | Freehold

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



## Property Overview

A stunning six bedroom detached luxury house arranged over three storeys with electric gated private drive, integral garage and beautiful secluded landscaped garden to rear. The property offers both spacious and versatile living space throughout comprising entrance hall with cloakroom, living room, luxury fully inter-grated kitchen with utility open plan to family room and conservatory with doors to garden. To the first floor there are four double bedrooms, one with en suite and family bathroom with an additional two generous size double bedrooms on the second (top floor) served by a shower room. Approached by an electric gated entrance with parking for four vehicles and garage with pedestrian access to side leading to a wonderful garden with raised decking and an abundance of flowers and plants.





## Property Features

- Living Room: 15'11 x 11'3
- Open Plan Kitchen/Family Room: 27'1 x 9'9
- Conservatory: 13'3 x 9'2
- Utility & Cloakroom
- Electric Gated Drive
- Six Bedrooms
- Three Bathrooms
- Three Storey
- Garage: 16'3 x 8'10
- Landscaped Garden

## Agents Notes

The property has been finished to an exacting standard with zonal underfloor heating to the ground floor and luxury fixtures and fittings throughout. Situated within a stones throw of the many shopping facilities of Darkes Lane along with mainline train station with its fast and direct service into London Kings Cross.

Approximate Gross Internal Area 2167 sq ft – 201 sq m  
 Ground Floor Area 918 sq ft – 85 sq m  
 First Floor Area 758 sq ft – 70 sq m  
 Second Floor Area 491 sq ft – 46 sq m



## Contact us

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**Disclaimer:** "These property particulars, including floor plans, are set out as a general outline only for guidance and DO NOT constitute any part of an offer or contract. Any purchaser or other must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are given as approximate, no survey or testing of appliances has been carried out. No employee of Andrew Ward Estate Agents has the authority to make or give any representation or warranty in respect of the property."

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

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