



3 TIVERTON ROAD, POTTERS BAR EN6 5HY

Asking Price £699,950 | Freehold

ANDREW WARD^{EST 1988}
ESTATE AGENTS



Property Overview

An extended three bedroom detached family house occupying a large plot with detached garage and beautiful mature garden. The property also has further scope to extend (subject to planning) with accommodation comprising entrance hall with cloakroom, spacious living room with sliding doors to garden inter-connecting to dining room, kitchen open plan to breakfast room and good size family room also with sliding doors to garden. To the first floor three good size bedrooms enjoy plenty of built in wardrobes served by the family bathroom. The property benefits from good frontage with private drive leading to garage. To the rear is a wonderful mature garden with patio and an abundance of flowers and plants.





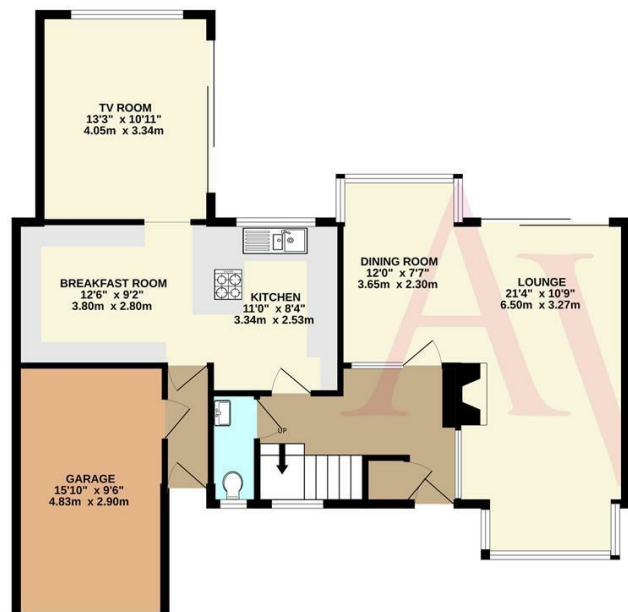
Property Features

- Living Room: 21'4 x 10'9
- Dining Room: 12'0 x 7'7
- Kitchen/Breakfast Room
- Family Room: 13'3 x 10'11
- Garage: 15'10 x 9'6
- Bedroom One: 14'9 x 10'11
- Bedroom Two: 12'2 x 9'2
- Bedroom Three: 10'7 x 7'3
- Family Bathroom & Cloakroom
- Beautiful Garden

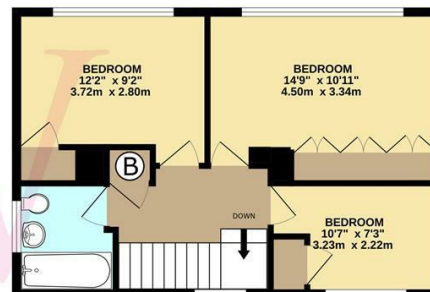
Agents Notes

The property is situated in this highly desirable residential area within close proximity or the town centre, local schools and rail station. Offering spacious and versatile living space along with massive potential to extend (subject to planning).

GROUND FLOOR
952 sq.ft. (88.4 sq.m.) approx.



1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA: 1431 sq.ft. (132.9 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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