



13 CAMBRIDGE DRIVE, POTTERS BAR EN6 3ET

£2,000 Per Month |

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



## Property Overview

A three bedroom semi detached unfurnished family house with 140ft rear garden. The property offers well balance living space comprising entrance hall with cloakroom, two reception rooms, kitchen, two double bedrooms and one single and family shower room. The property is available immediately. Please note that the garage will not be included in the Let.





## Property Features

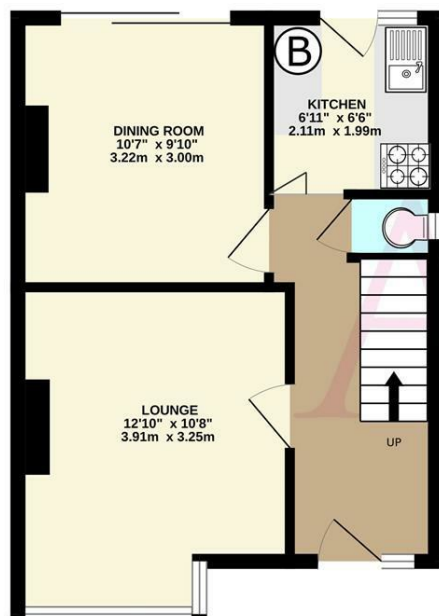
- Living Room: 12'10 x 10'8
- Dining Room: 10'7 x 9'10
- Kitchen: 6'11 x 6'6
- Cloakroom
- Gas Radiator Heating
- Bedroom One: 12'10 x 9'10
- Bedroom Two: 10'7 x 9'10
- Bedroom Three: 6'11 x 6'6
- Shower Room
- 140ft Garden

## Agents Notes

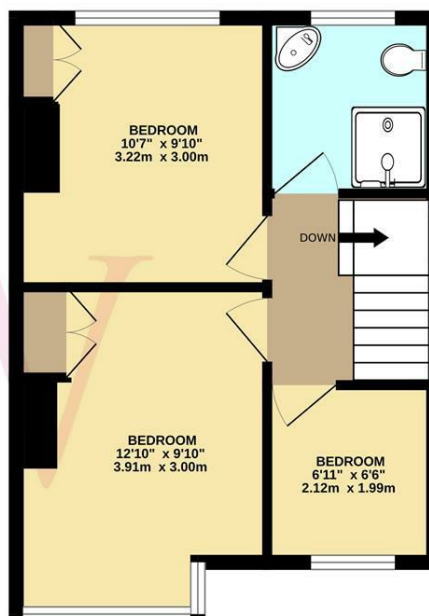
The property is available for viewing immediately with occupation from the 28th July 2026.

Tenants will be responsible for all the usual outgoing and services relating to the rental property. Please ask for our tenants information sheet B(16) for guidance on tenant responsibilities and cost

GROUND FLOOR  
357 sq.ft. (33.2 sq.m.) approx.

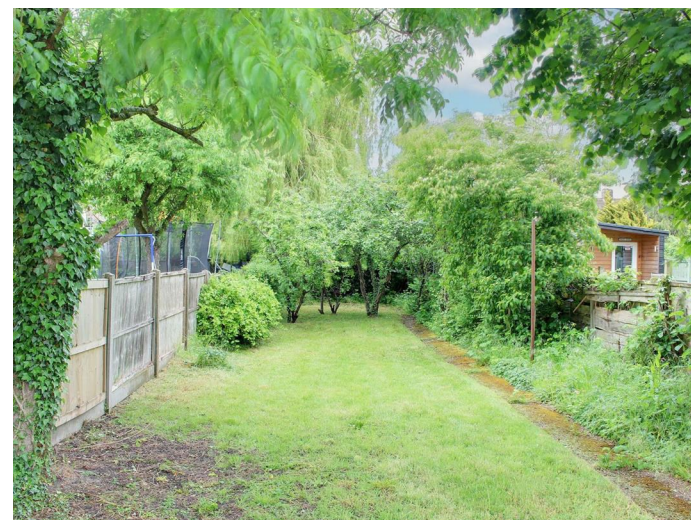


1ST FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 712 sq.ft. (66.1 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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## 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.

**ANDREW WARD** EST. 1988  
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