

73 ELMROYD AVENUE, POTTERS BAR EN6 2EF

Asking Price £965,000 | Freehold

ANDREW WARD EST. 1988
ESTATE AGENTS







Property Overview

A substantial four double bedroom detached Hicks style house offering over 2300 sq ft of versatile living space along with 288 sq ft garage/workshop and beautiful mature garden. The property sits on a large corner plot (0.21) of an acre in a prominent position in the highly regarded Royds conservation area. Accommodation comprises entrance hall, living room with feature fireplace with interconnecting doors to full width conservatory, country style kitchen with island, spacious dining room, study, utility room and cloakroom. To the first floor the principle bedroom enjoys en suite facilities with the remaining three double bedrooms served by the family bathroom. Approached by an independent drive with ample parking for three vehicles with additional driveway leading to detached garage. The beautiful garden to rear enjoys a southerly aspect with an abundance of flowers, trees and plants with further storage shed and vegetable garden.







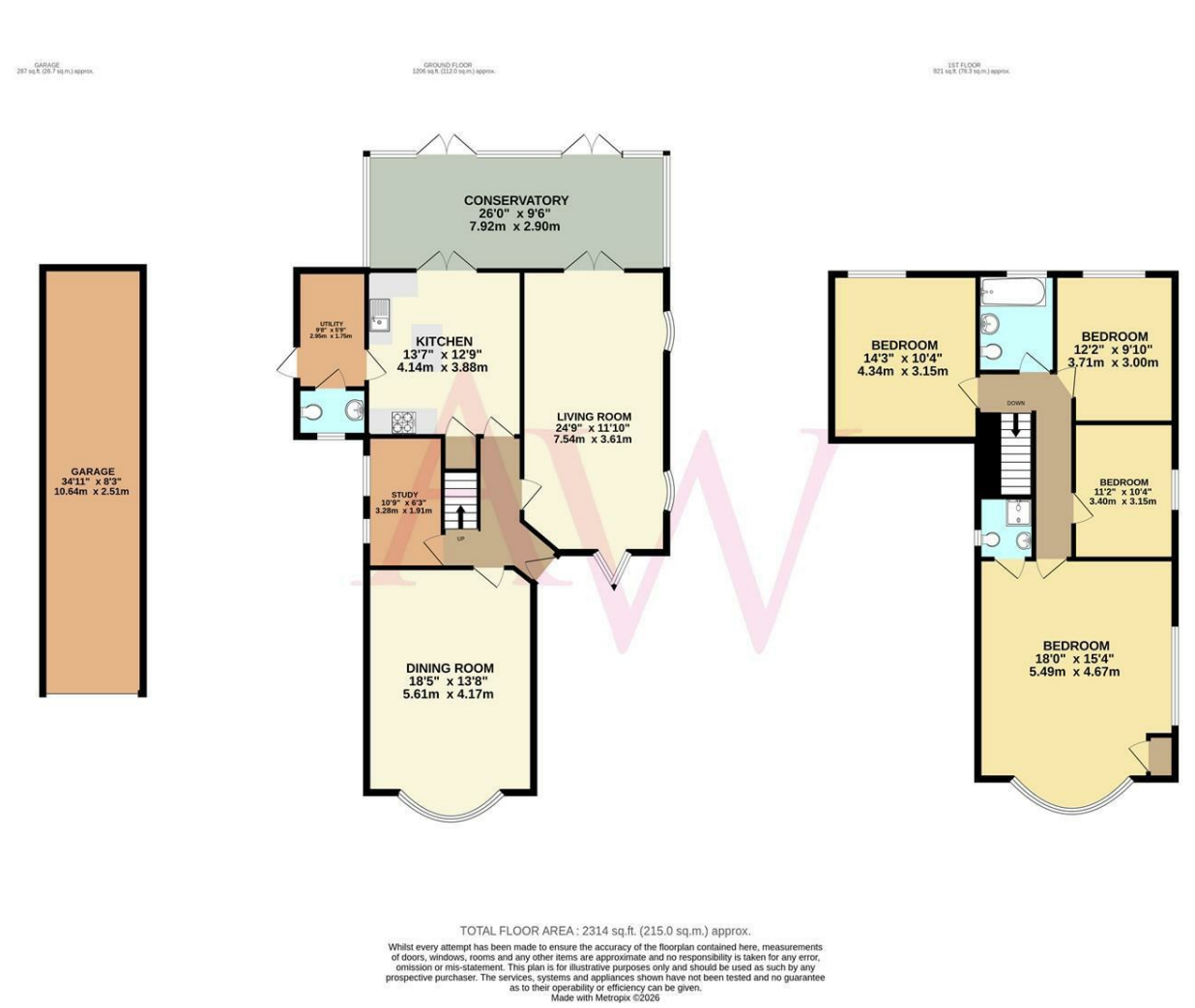


Property Features

- Living Room: 24'8 x 11'10
- Dining Room: 18'5 x 13'8
- Conservatory: 26'0 x 9'6
- Kitchen: 13'7 x 12'9 Plus Utility & WC
- Garage/Workshop: 34'11 x 8'3
- Principle Bedroom: 18'0 x 15'4 plus En Suite
- Three Further Double Bedrooms
- Family Bathroom
- Study: 10'9 x 6'3
- Beautiful 0.21 Acre Corner Plot

Agents Notes

The property offers a wealth of charm and character throughout along with well balanced and spacious living space throughout.
Situated within a short walk to Darkes Lane with its abundance of shopping facilities and fast and frequent mainline service into London (Kings Cross).



TOTAL FLOOR AREA : 2314 sq.ft. (215.0 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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