



77 BAKER STREET, POTTERS BAR EN6 2EX

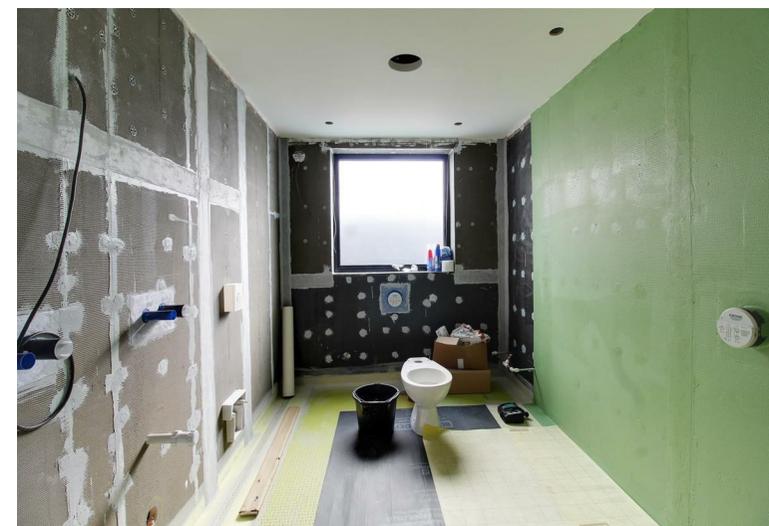
Asking Price £899,950 | Freehold

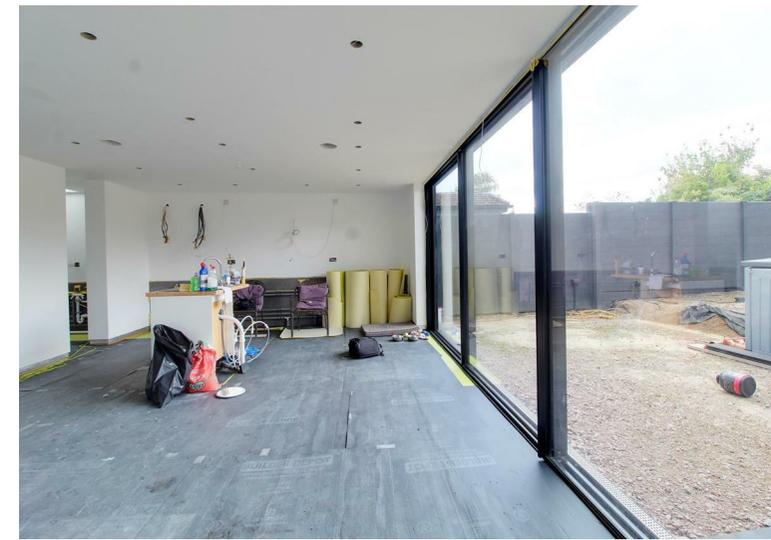
ANDREW WARD EST. 1988  
ESTATE AGENTS



## Property Overview

A substantial four bedroom, two bathroom detached contemporary chalet bungalow requiring on going works enjoying good frontage and West facing garden. The property has been built to a high standard with underfloor heating with full spec (available upon request). Accommodation is arranged over two floors (1,876 sq. ft) comprising entrance hall, impressive open plan living room/kitchen with full height sliding doors to garden, utility/plant room, three double bedrooms and bathroom. To the first floor the spacious vaulted ceiling master bedroom benefits from a good size en suite bathroom. Good frontage and large garden to rear.





## Property Features

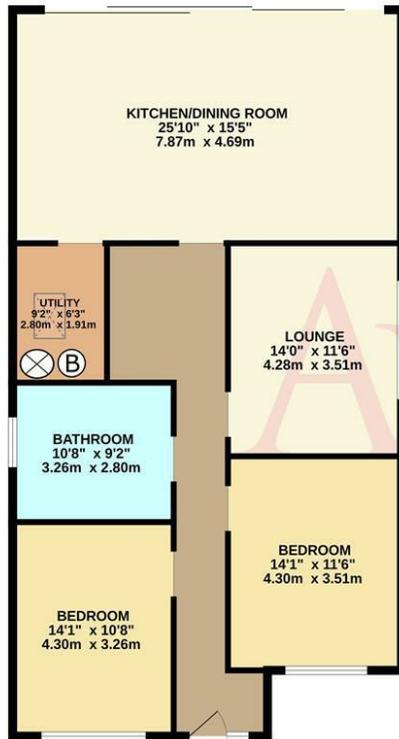
- Living/kitchen/family Room: 25'10 x 15'5
- Utility/Plant Room: 9'2 x 6'3
- Spacious Entrance Hall
- Family Bathroom
- En Suite Bathroom
- Master Bedroom: 27'5 x 15'5
- Bedroom Two: 14'1 x 11'6
- Bedroom Three/Media Room: 14'0 x 11'6
- Bedroom Four: 14'1 x 10'8
- West Facing Garden

## Agents Notes

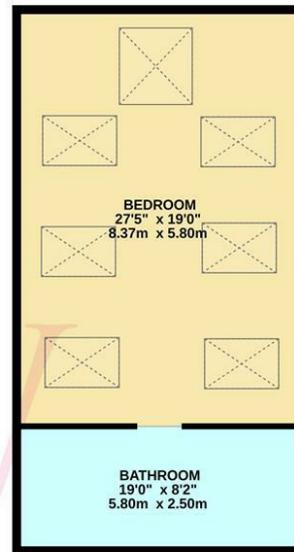
The property offers the opportunity to finish off the required works to ones taste with all works previously taken available upon request.

The property offers contemporary spacious living space and is available chain free.

GROUND FLOOR  
1197 sq.ft. (111.2 sq.m.) approx.



1ST FLOOR  
679 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA: 1876 sq.ft. (174.3 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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