



13 OULTON CRESCENT, POTTERS BAR EN6 3ED

Asking Price £650,000 | Freehold

ANDREW WARD EST 1988
ESTATE AGENTS



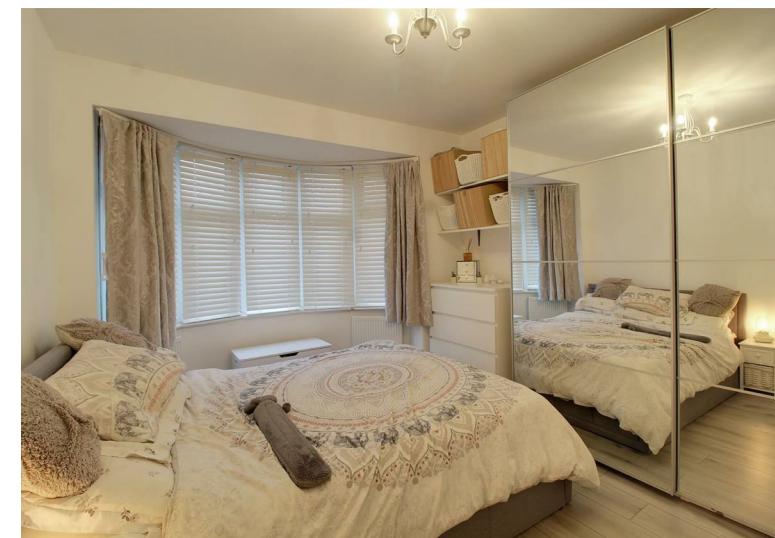
Property Overview

A stylish and well presented three bedroom extended semi detached family house with private drive, self contained Studio/Office and 95ft garden. The property offers spacious living space comprising entrance hall with cloakroom, two inter-connecting reception rooms leading to a contemporary semi open plan kitchen/dining room with doors to garden, making it ideal for entertaining. To the first floor there are two good size double bedrooms and one single served by a modern family bathroom. The property benefits from a private drive with side access leading to the rear garden with studio/office and utility.



Property Features

- Living Room: 11'0 x 10'7
- Sitting Room: 11'7 x 10'7
- Open Plan Kitchen/Diner: 17'3 x 16'6
- Cloakroom
- Studio/Office: 25'11 x 9'1 plus Utility



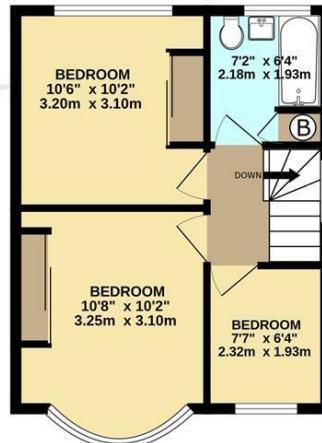
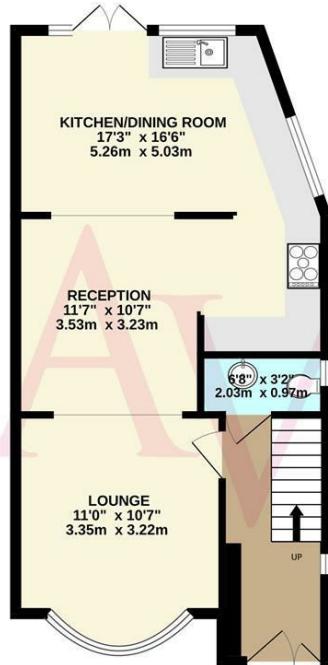
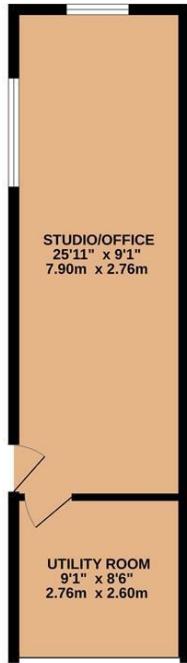
Agents Notes

The property is situated in this highly regarded residential area close to local schools (catchment for Dame Alice Owen in 2025) along with Potters Bar town centre with its array of shopping facilities and mainline rail service into London (Kings Cross). The property also has further scope to extend (subject to planning).

OUTBUILDING
312 sq ft (29.0 sq m.) approx.

GROUND FLOOR
513 sq ft (47.7 sq m.) approx.

1ST FLOOR
358 sq ft (33.3 sq m.) approx.



TOTAL FLOOR AREA: 1184 sq ft. (110.0 sq.m.) APPROX.
Whilst every attempt has been made to ensure the accuracy of the information 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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