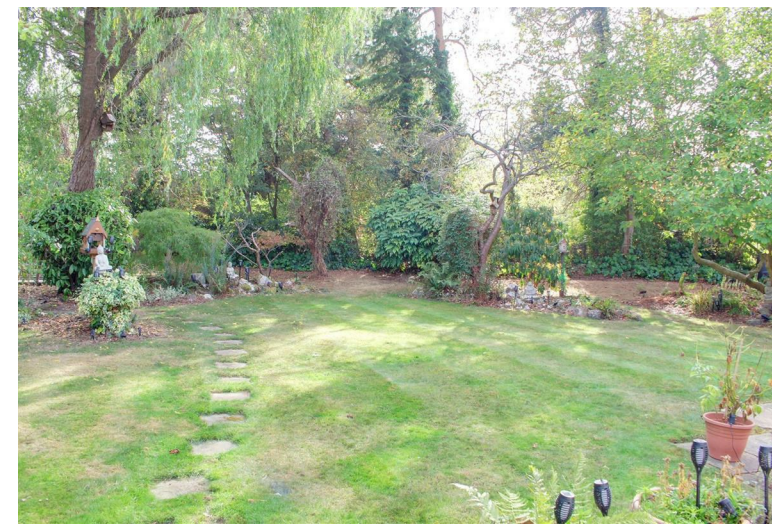




73 ELMROYD AVENUE, POTTERS BAR EN6 2EF

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

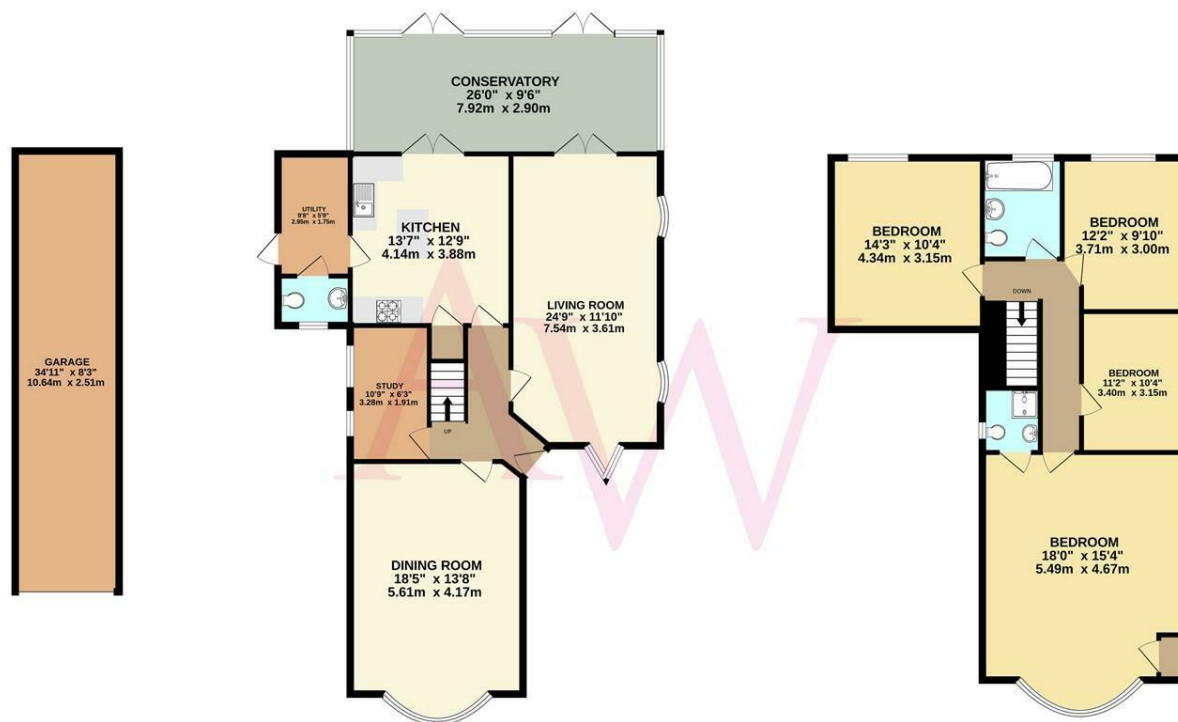
Agents Notes

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).

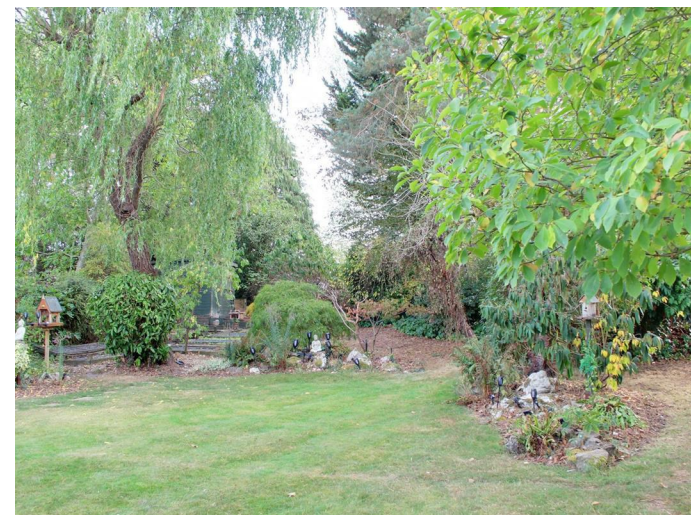
GARAGE
287 sq. ft. (26.7 sq. m.) approx.

GROUND FLOOR
1204 sq. ft. (111.2 sq. m.) approx.

FIRST FLOOR
821 sq. ft. (76.2 sq. m.) approx.



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.
Made with Metropix ©2026



Contact us

Bradmore Green Office, 35 Bradmore Green, Brookmans Park, Herts, AL9 7QR

01707 649779

www.andrewward.co.uk

Our Offices

BARNET

175 High Street, Barnet EN5 5SU

Tel: 020 8441 6000

Email: barnet@andrewward.co.uk

BROOKMANS PARK

35 Bradmore Green, Brookmans Park AL9 7QR

Tel: 01707 649779

Email: brookmanspark@andrewward.co.uk

POTTERS BAR

149 High Street, Potters Bar EN6 5BB

Tel: 01707 657181

Email: pottersbar@andrewward.co.uk

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
ESTATE AGENTS