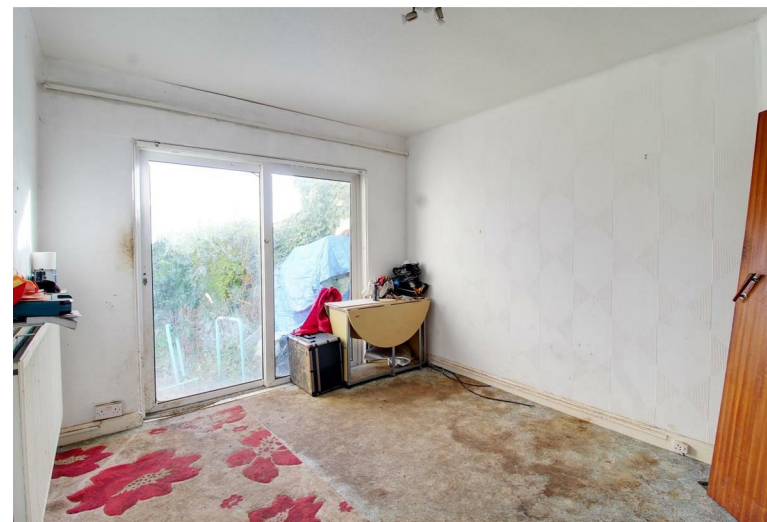




45 HIGHVIEW GARDENS, POTTERS BAR EN6 5PN

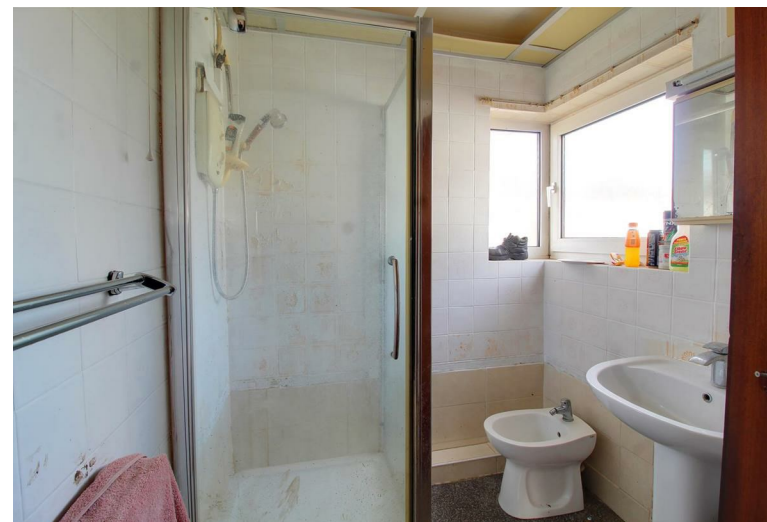
Asking Price £500,000 | Freehold

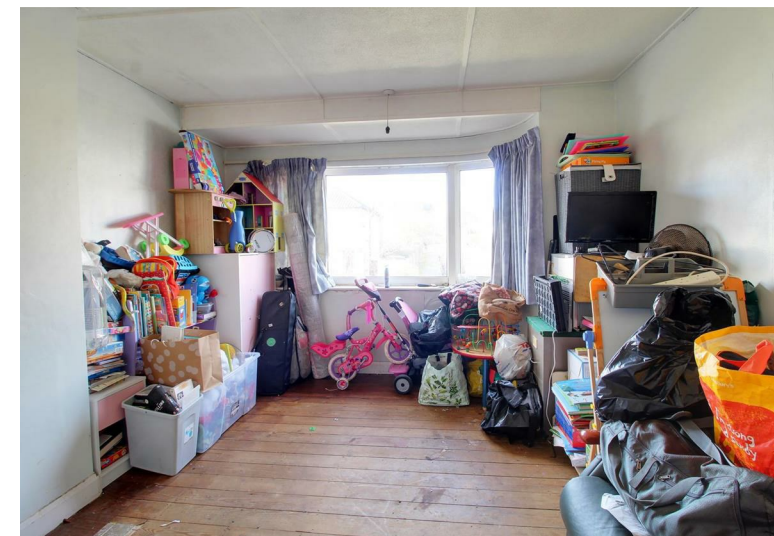
ANDREW WARD^{EST 1988}
ESTATE AGENTS



Property Overview

A three bedroom, two reception room semi detached family house requiring modernisation benefiting from private drive and 100ft rear garden. The property offers massive scope for improvement along with further scope to extend (subject to planning) and comes to the market chain free. Accommodation comprises entrance hall, two good size reception rooms, kitchen, utility and ground floor shower room. To the first floor there are three good size bedrooms and shower room. The property has a private drive and garden to rear.





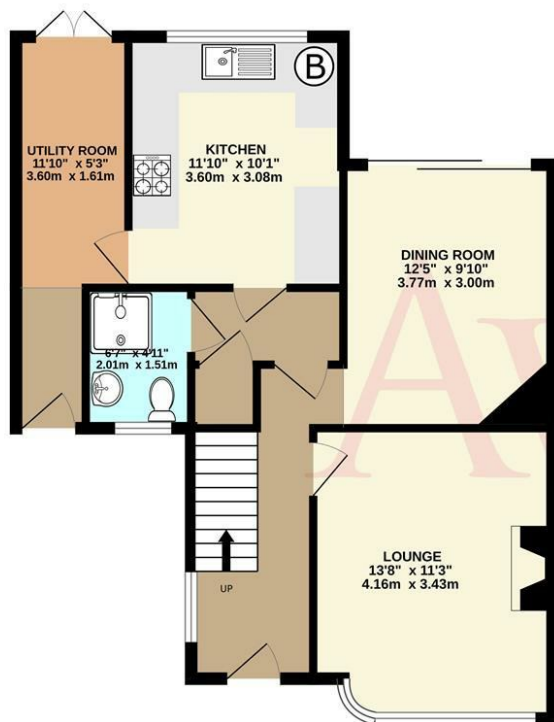
Property Features

- Living Room: 13'8 x 11'3
- Dining Room: 12'5 x 9'10
- Kitchen: 11'10 x 10'1
- Utility: 11'10 x 5'3
- Drive
- Bedroom One: 13'8 x 11'2
- Bedroom Two: 12'5 x 9'9
- Bedroom Three: 9'5 x 7'3
- Two Shower Rooms
- 100 Ft Rear Garden

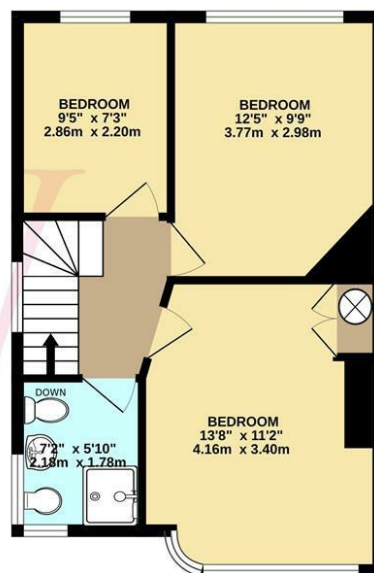
Agents Notes

The property is situated in a popular road within close proximity to Darkes Lane with its vast array of shops, cafe's and mainline rail station serving London Kings Cross.

GROUND FLOOR
612 sq.ft. (56.8 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 1029 sq.ft. (95.6 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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