



110 TEMPEST AVENUE, POTTERS BAR EN6 5LA

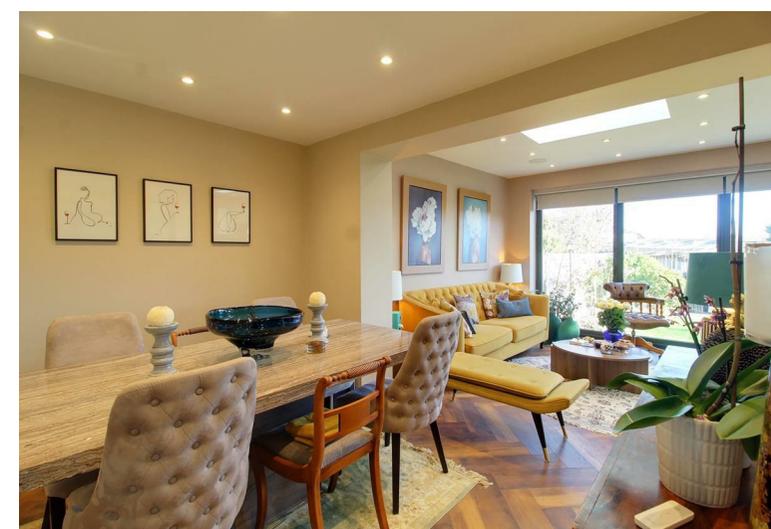
Asking Price £599,950 | Freehold

ANDREW WARD EST. 1988  
ESTATE AGENTS



## Property Overview

A stunning two/three bedroom extended semi detached house with private drive and beautiful southerly aspect landscaped garden to rear. The property offers luxury living space comprising entrance hall with cloakroom, dining room inter-connecting to a wonderful open plan living room with contemporary kitchen with island, utility room and sitting room/bedroom. To the first floor there are two bedrooms and access to loft space served by a modern shower room. The property is approached by a private drive with electric car charging point. The gardens to rear offer an abundance of flowers and shrubs with steps leading down from the house with raised patio areas to rear and side.





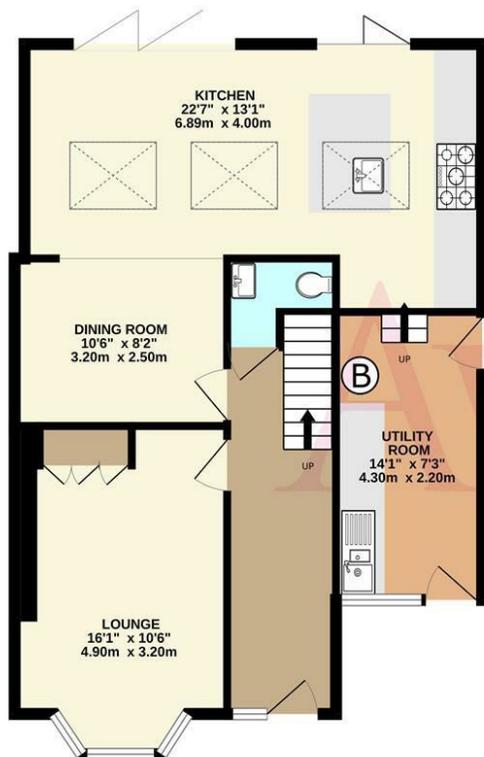
## Property Features

- Living Room/Kitchen: 22'7 x 13'1
- Dining Room: 10'6 x 8'2
- Utility Room: 14'1 x 7'3
- Cloakroom
- Drive with Parking for Two Cars
- Bedroom One: 11'2 x 10'4
- Bedroom Two: 10'4 x 8'11
- Lounge/Bedroom: 16'1 x 10'6
- Shower Room
- Landscaped Garden

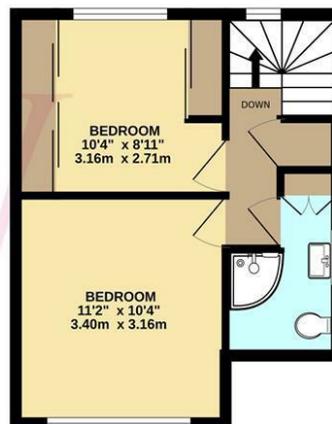
## Agents Notes

The property has been finished to an exacting standard with further scope to extend further (subject to planning). Features include: luxury inter-grated kitchen, generous size utility room, doors and full height windows from the living room over looking the garden making it ideal for entertaining. filtered drinking water system and large loft space.

GROUND FLOOR  
715 sq.ft. (66.4 sq.m.) approx.



1ST FLOOR  
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 1015 sq.ft. (94.3 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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