



COTESWORTH WESTWOOD CLOSE, POTTERS BAR EN6 1LH

Asking Price £899,950 | Freehold

ANDREW WARD EST. 1988  
ESTATE AGENTS



## Property Overview

A four bedroom detached family house situated in this highly desirable cul-de-sac location offering scope to improve with beautiful secluded south/west facing garden. The property has remained in the family since it was built in the 1960's offering spacious and versatile living space comprising entrance hall with a cloakroom, two generous size inter-connecting reception rooms with doors to garden, kitchen breakfast room and internal door into garage. To the first floor there are four good size double bedrooms with plenty of built in wardrobes served by the family bathroom. The property is approached by an independent driveway leading to integral garage and side pedestrian gated access to rear. The rear garden enjoys a southerly and extremely secluded aspect with full width patio (ideal for entertaining and an abundance of mature trees and shrubs).





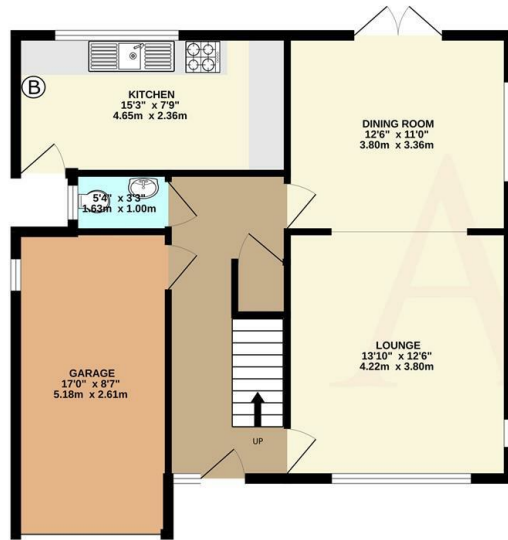
## Property Features

- Living Room: 13'10 x 12'6
- Dining Room: 12'6 x 11'0
- Kitchen/Breakfast Room: 15'3 x 7'9
- Family Bathroom
- Garage: 17'0 x 8'7
- Bedroom One: 16'0 x 12'3
- Bedroom Two: 13'7 x 12'8
- Bedroom Three: 11'0 x 9'10
- Bedroom Four: 11'1 x 8'0
- Beautiful South/West Facing Garden

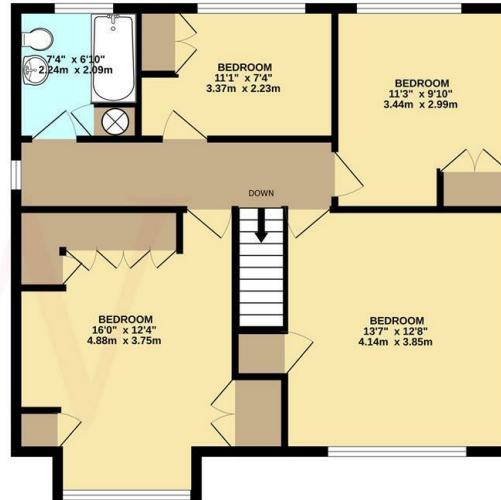
## Agents Notes

The property offers massive scope to extend (subject to planning) and is within walking distance to local schools and Darkes Lane with its excellent range of shops, restaurants and mainline rail station serving Kings Cross/St Pancras. The property also has the added benefit of being chain free.

GROUND FLOOR  
705 sq.ft. (65.5 sq.m.) approx.



1ST FLOOR  
708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA: 1414 sq.ft. (131.3 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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