

25 WINDMORE AVENUE, POTTERS BAR EN6 3BE

Asking Price £650,000 | Freehold

ANDREW WARD EST. 1988
ESTATE AGENTS







Property Overview

An extended three bedroom semi detached family house with private drive, garage and 90ft rear garden with self contained studio/office. The property offers spacious and versatile accommodation comprising entrance hall with cloakroom, living room with inter-connecting doors to a wonderful open plan kitchen/dining/ family room with modern fitted kitchen with island and doors to garden making it ideal for entertaining. To the first floor there are three good size bedrooms with plenty of built in wardrobes served by a modern tiled family bathroom. The property is approached by a drive with parking and side shared drive leading to tandem length detached garage/workshop. The rear garden extends to 90ft with patio and self contained studio/office to rear.









Property Features

- Living Room: 14'1 x 13'7
- Kitchen/Family Room: 19'5 x 19'2
- Cloakroom
- Family Bathroom
- Summer House/Office: 23'0 x 10'0
- Bedroom One: 12'1 x 12'0
- Bedroom Two: 12'1 x 9'2
- Bedroom Three: 8'11 x 8'9
- Garage: 28'0 x 9'0
- 90ft Rear Garden

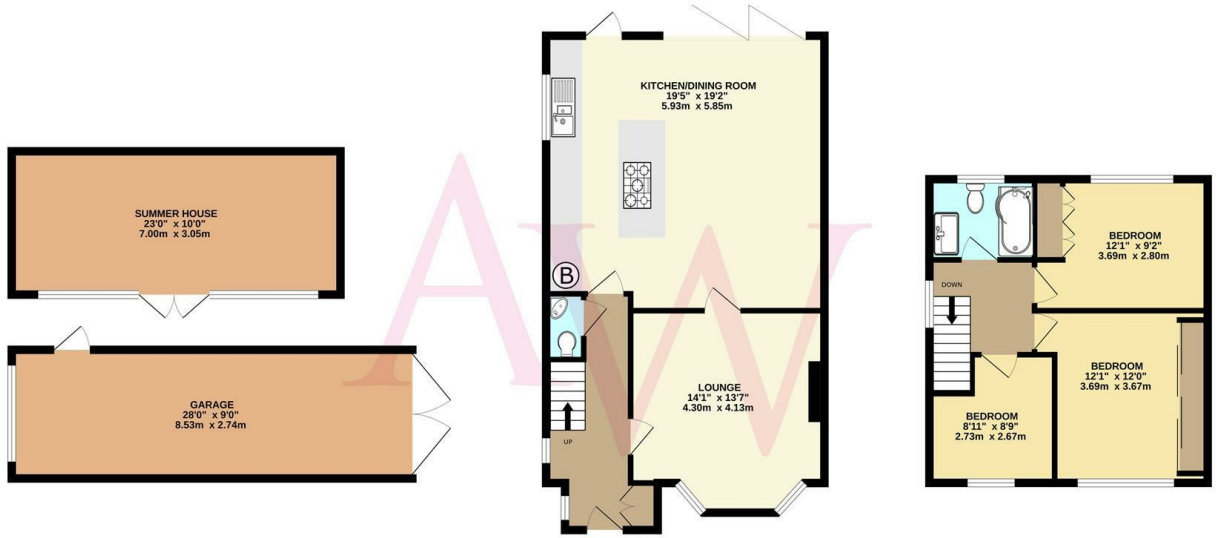
Agents Notes

The property also offers further potential to extend into the loft space (subject to planning).
Situated in this popular residential road within a short drive to the town centre with its vast array of shopping facilities along with mainline rail service in to London (Kings Cross).

OUTBUILDINGS
481 sq.ft. (44.7 sq.m.) approx.

GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.

1ST FLOOR
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 1533 sq.ft. (142.5 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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