



8 SPRINGFIELD CLOSE, POTTERS BAR EN6 4AB

Offers In The Region Of £635,000 | Freehold

ANDREW WARD<sup>EST 1988</sup>  
ESTATE AGENTS





## Property Overview

Backing onto and enjoying stunning far reaching views over open countryside towards Northaw, is this well presented two double bedroom detached bungalow which is situated in a small residential cul-de-sac off Coopers Lane Road.

This extended property now provides spacious accommodation which includes a 22ft lounge/dining room, kitchen, utility room, guest cloakroom, bathroom and a storage garage. Externally the front drive provides off street parking for two cars and there is lovely rear garden which has a paved terrace, central lawn, shrubs, flowering borders and has side access. The garage has been partly converted to provide storage and utility but can be re-instated as a garage. There is potential to create additional off street parking by landscaping the front garden.

The property is being sold chain free and is subject to probate being granted.







## Property Features

- LOUNGE/DINING ROOM: 22'0 x 16'2
- KITCHEN: 14'1 x 8'4
- UTILITY ROOM/MORNING ROOM: 7'9 x 7'4
- CONSERVATORY: 7'8 x 5'6
- OFF STREET PARKING
- BEDROOM 1: 13'5 x 11'1
- BEDROOM 2: 10'11 x 8'10
- BATHROOM AND CLOAKROOM
- STORAGE GARAGE: 12'2 x 7'9
- REAR GARDEN: 60FT x 40FT < 20FT

## Agents Notes

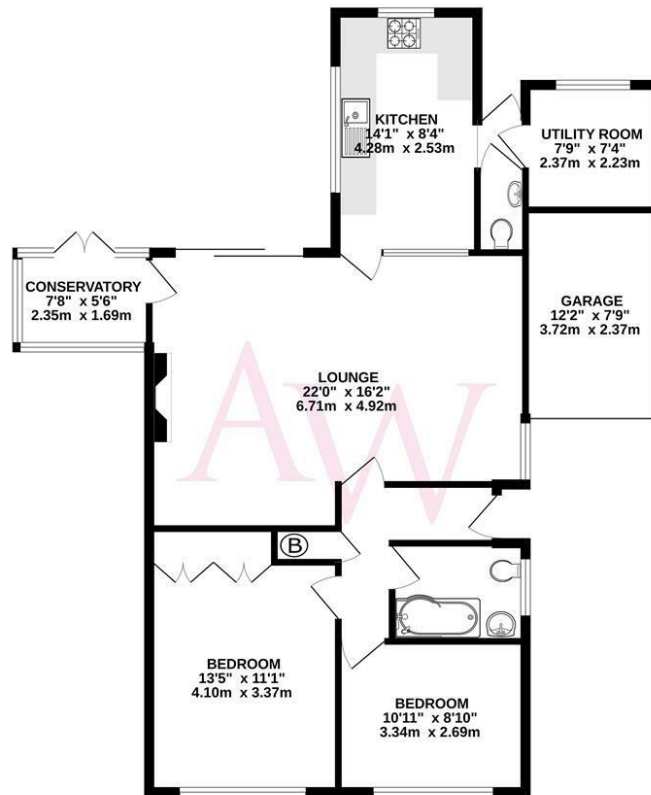
Benefits include fitted wardrobes to bedroom 1, gas central heating and double glazed windows.

EPC RATING: C

COUNCIL TAX BAND: F



GROUND FLOOR  
1016 sq.ft. (94.4 sq.m.) approx.



TOTAL FLOOR AREA: 1016 sq.ft. (94.4 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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