



86 ELMFIELD ROAD, POTTERS BAR EN6 2JL

Offers In Excess Of £550,000 | Freehold

ANDREW WARD EST. 1988
ESTATE AGENTS



Property Overview

This spacious two double bedroom detached bungalow is situated directly off Baker Street and comprises a dining room which leads to the lounge, conservatory, kitchen/breakfast room and a shower room with a separate WC. A fixed staircase has been added to provide access to a loft room which has previously been used as a spare bedroom/office.

Externally, the front drive provides off street parking for one car, the shared driveway leads to the garage and there is a quite secluded 85ft rear garden.





Property Features

- LOUNGE: 12'10 x 12'0
- DINING ROOM: 9'10 x 8'11
- CONSERVATORY: 22'0 x 7'3
- KITCHEN/BREAKFAST ROOM: 12'0 x 9'2
- GARAGE: 20'8 x 8'4
- BEDROOM 1: 14'10 x 8'11
- BEDROOM 2: 13'2 x 8'4
- SHOWER ROOM
- LOFT ROOM: 24'5 x 10'3
- 85FT REAR GARDEN

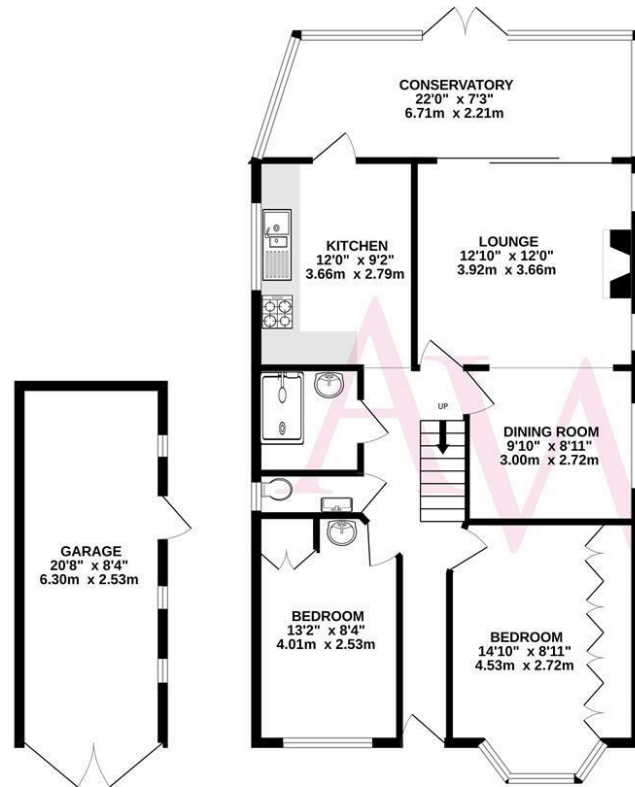
Agents Notes

The property offers potential to convert the loft, subject to planning approval.

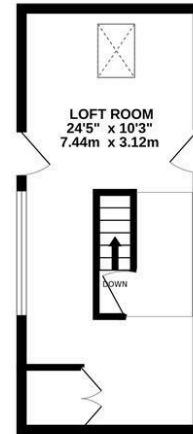
EPC RATING: E

COUNCIL TAX BAND: E

GROUND FLOOR
1070 sq.ft. (99.4 sq.m.) approx.



1ST FLOOR
278 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA : 1348 sq.ft. (125.2 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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