



28 SHILLITOE AVENUE, POTTERS BAR EN6 3HG

Offers In The Region Of £575,000 | Freehold

ANDREW WARD^{EST 1988}
ESTATE AGENTS



Property Overview

An extremely well presented three bedroom semi detached family home which features a well maintained rear garden and a garage via a shared driveway. The accommodation comprises a welcoming entrance hall, a lounge, dining room which leads to the conservatory/lean-to, a fitted kitchen and to the first floor there are two double bedrooms, a single bedroom and a bathroom.

The rear garden is approximately 60ft in length (maximum).





Property Features

- LOUNGE: 13'10 x 12'10
- DINING ROOM: 10'1 x 8'6
- CONSERVATORY/LEAN-TO: 13'0 x 10'11
- KITCHEN: 11'8 x 10'4
- GARAGE: 17'5 x 9'1
- BEDROOM 1: 12'8 x 11'7
- BEDROOM 2: 11'7 x 10'3
- BEDROOM 3: 10'0 x 7'4
- BATHROOM
- REAR GARDEN 60FT IN LENGTH (MAX)

Agents Notes

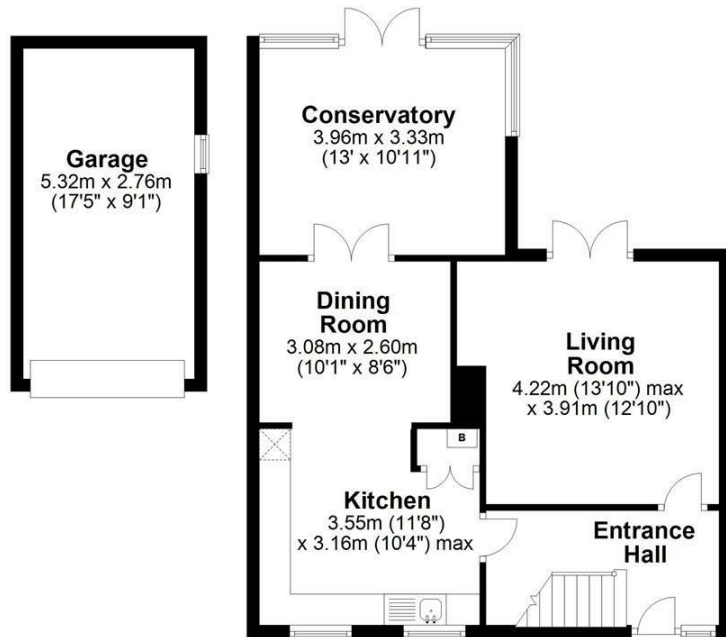
The property has gas central heating and double glazed windows.

EPC RATING: D

COUNCIL TAX BAND: D

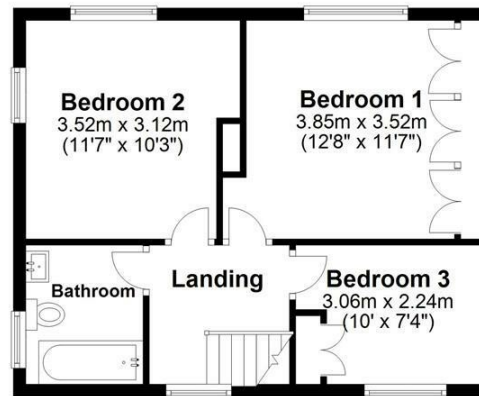
Ground Floor

Main area: approx. 56.9 sq. metres (612.8 sq. feet)
Plus garage, approx. 14.7 sq. metres (158.0 sq. feet)



First Floor

Approx. 43.5 sq. metres (468.1 sq. feet)



Main area: Approx. 100.4 sq. metres (1080.9 sq. feet)
Plus garage, approx. 14.7 sq. metres (158.0 sq. feet)

Sketch Layout. For identification purposes only, not to scale



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Disclaimer: "These property particulars, including floor plans, are set out as a general outline only for guidance and DO NOT constitute any part of an offer or contract. Any purchaser or other must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are given as approximate, no survey or testing of appliances has been carried out. No employee of Andrew Ward Estate Agents has the authority to make or give any representation or warranty in respect of the property."

All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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