



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

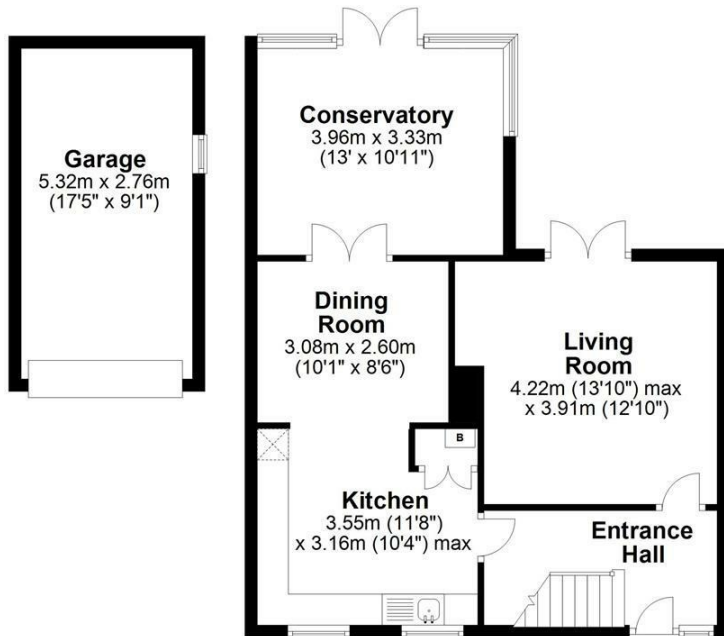
The property has gas central heating and double glazed windows.

EPC RATING: D

COUNCIL TAX BAND: D

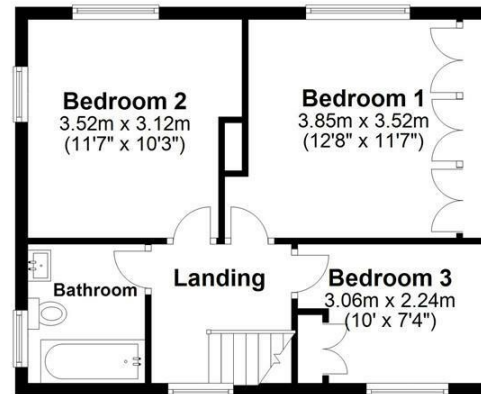
## Ground Floor

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



## Contact us

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

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