



5 SWANLEY CRESCENT, POTTERS BAR EN6 1NQ

Offers In The Region Of £535,000 | Freehold

ANDREW WARD EST. 1988
ESTATE AGENTS



Property Overview

Enjoying fabulous roof top and panoramic countryside views to the rear, this deceptively spacious four bedroom mid terraced family home benefits from both a ground floor rear extension and a loft conversion.

The accommodation comprises a lounge to the front, ground floor shower room and a modern open plan kitchen/diner/family room which has a separate island unit with a Corian work top, two overhead Velux windows, quartz tiled floor and a utility area which has plumbing and space for both a washing and drying machine. To the first floor there are three bedrooms, two of which have access to a "Jack and Jill" shower room, whilst on the second floor there is the principal bedroom which has two overhead Velux windows to the front, a Juliette balcony which has lovely far reaching view over the rear garden and beyond, as well as an en-suite shower room.

The front drive provides off street parking for two cars and is fitted with an electric car charging point. The rear garden is approximately 75ft in length, with raised decking, a shed and a timber built home office/workshop which has power and lighting.





Property Features

- LOUNGE: 18'3 x 13'1
- KITCHEN/DINER: 18'3 x 18'3 (MAX)
- COUNTRYSIDE VIEWS
- OFF STREET PARKING (TWO CARS)
- 75FT REAR GARDEN
- BEDROOM 1: 17'11 x 15'5
- BEDROOM 2: 11'0 x 9'4
- BEDROOM 3: 10'2 x 7'7
- BEDROOM 4: 8'7 x 7'10
- THREE BATHROOMS (TWO EN-SUITE)

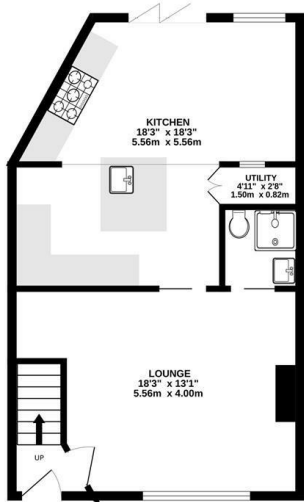
Agents Notes

The lounge has a quartz tiled floor, the kitchen has bi-fold doors to the garden and all bedrooms have oak wood flooring.

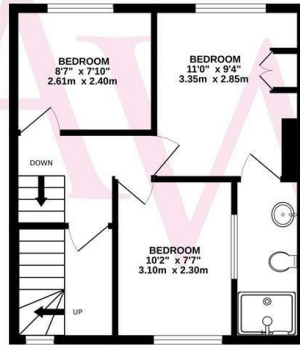
EPC RATING: D

COUNCIL TAX BAND: D

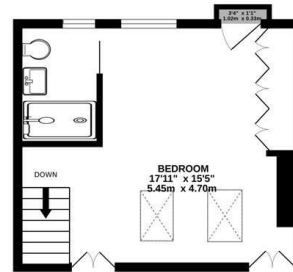
GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



2ND FLOOR
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA: 1173 sq.ft. (109.0 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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