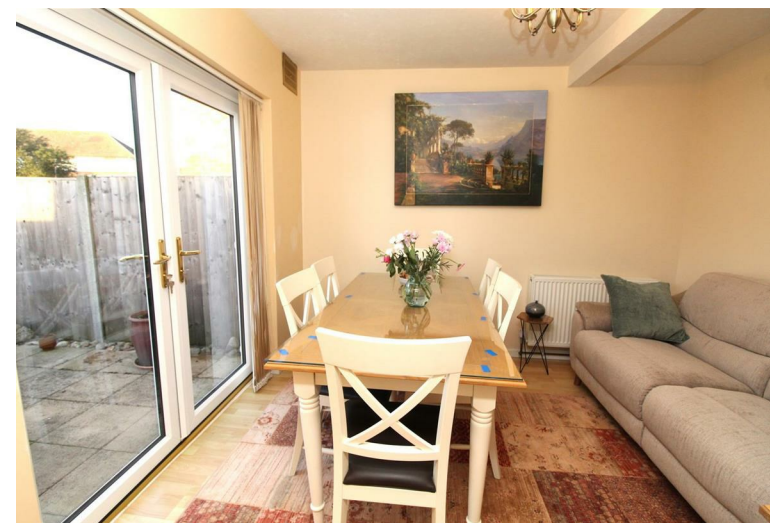




140 DUGDALE HILL LANE, POTTERS BAR EN6 2DE

Asking Price £779,950 | Freehold

ANDREW WARD EST. 1988  
ESTATE AGENTS



## Property Overview

Located within the Dame Alice Owens School local priority area 2023 and measures 337 metres away from the school, this extremely well presented three double bedroom semi detached family home benefits from off street parking on own block paved drive, a fabulous 65ft rear garden and two WC's (ground and first floors).

The accommodation comprises a lounge, separate dining room, fitted kitchen with a door to a lobby area/cloakroom with an additional door leading to a toilet with wash hand basin and to the first floor there are three good sized bedrooms and a bathroom/WC.

We understand that the current vendor has recently fitted new UPVC windows and doors, new combi gas boiler and radiators.

Please note that the Dame Alice Owens School local priority and catchment areas vary from year to year and therefore all potential buyers should contact the school's admissions office in the first instance in order to discuss their current catchment criteria.





## Property Features

- LOUNGE: 13'1 x 11'11
- DINING ROOM: 10'7 x 9'10
- KITCHEN: 12'8 x 9'5
- TWO WC'S (GROUND AND FIRST FLOORS)
- OFF STREET PARKING
- BEDROOM 1: 13'1 x 9'8
- BEDROOM 2: 11'10 x 9'10
- BEDROOM 3: 9'5 x 7'6
- BATHROOM
- 65FT REAR GARDEN

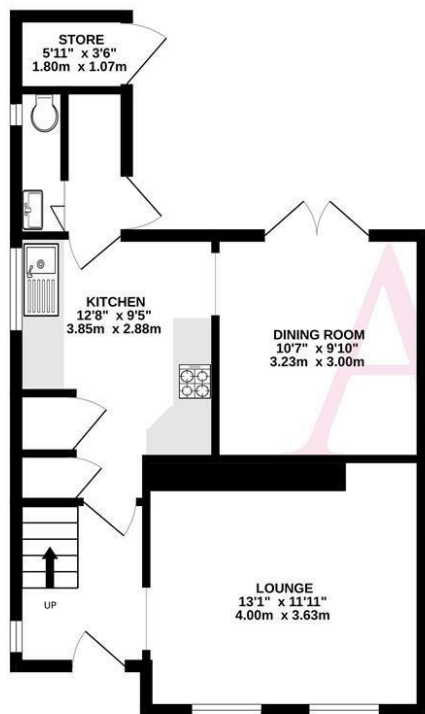
## Agents Notes

The front garden features a floral tree, evergreen plants, rose bush and the rear garden has apple, fig, olive and cherry trees and a grape vine.

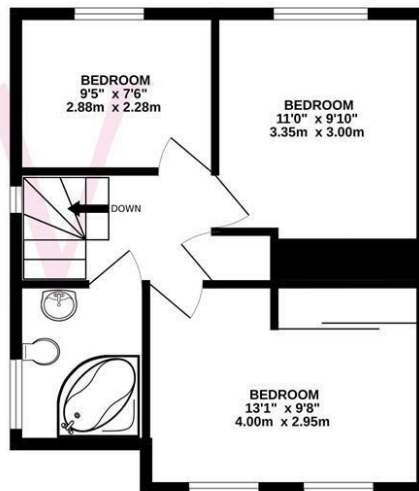
EPC RATING: D

COUNCIL TAX BAND: D

GROUND FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA: 870 sq.ft. (80.9 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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## Contact us

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

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