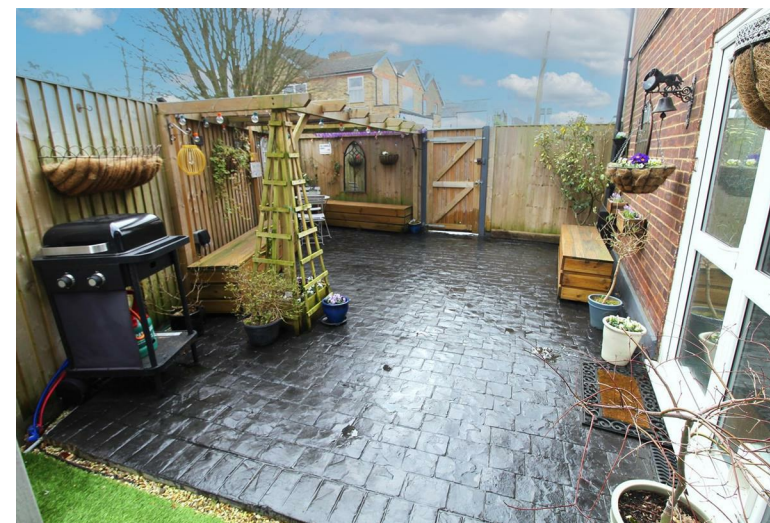




1 RICHMOND ROAD, POTTERS BAR EN6 1HW

Asking Price £599,950 | Freehold

ANDREW WARD EST. 1988
ESTATE AGENTS



Property Overview

Situated in this small cul-de-sac with Parkfield Open Space at the end of the road, a truly stunning and immaculately presented three double bedroom semi detached family home which has been thoughtfully updated and greatly improved by the current vendors.

The spacious accommodation is arranged over three floors and comprises a separate lounge which features a log burner, a fabulous open plan kitchen/dining room with integrated appliances and bi-fold doors to the rear garden, the entrance hall has a deep understairs storage cupboard, to the first floor there are two bedrooms, both with fitted wardrobes and a spacious contemporary bathroom, whilst on the second floor there is a further bedroom which has eaves storage as well as additional eaves storage off the landing.

Externally, the front drive provides off street parking for four cars, the rear garden is laid with artificial grass, whilst the side garden (formerly the garage) has been beautifully landscaped and has a gated door for front access.





Property Features

- LOUNGE: 13'9 x 12'0
- KITCHEN/DINER: 15'10 x 13'9
- OFF STREET PARKING
- SIDE GARDEN: 35FT IN LENGTH
- REAR GARDEN: 30FT IN LENGTH (MAX)
- BEDROOM 1: 12'0 x 11'10
- BEDROOM 2: 13'9 x 9'3
- BEDROOM 3: 13'9 x 11'4
- BATHROOM
- EXCELLENT EAVES STORAGE

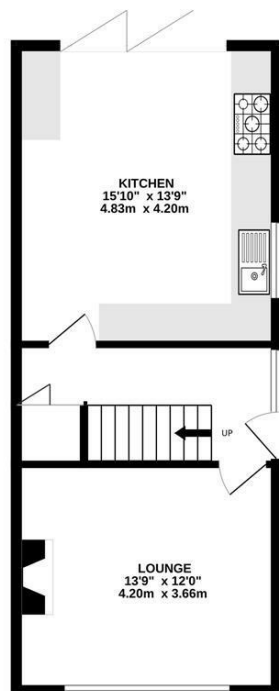
Agents Notes

The property has double glazed windows and gas central heating (combination gas boiler).

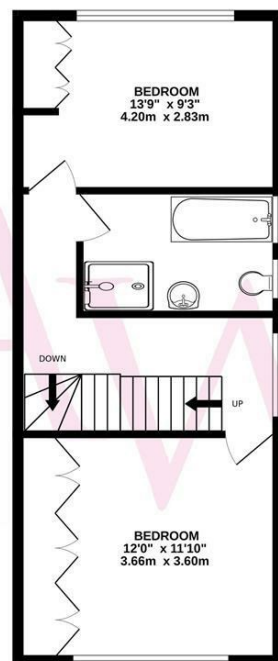
EPC RATING: D

COUNCIL TAX BAND: E

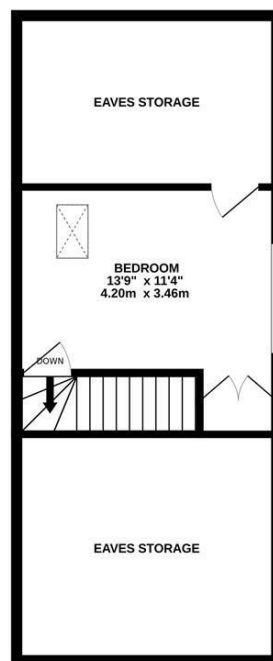
GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
471 sq.ft. (43.8 sq.m.) approx.



2ND FLOOR
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 1407 sq.ft. (130.7 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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All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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