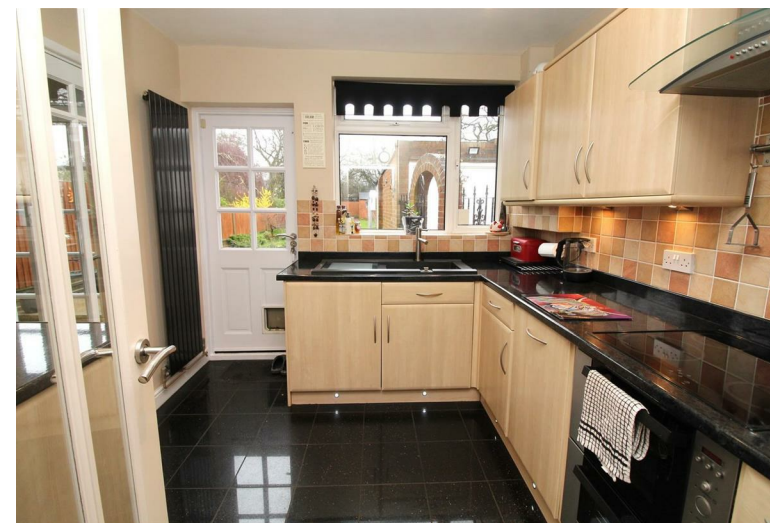




43 WINDMORE AVENUE, POTTERS BAR EN6 3BE

Guide Price £579,950 | Freehold

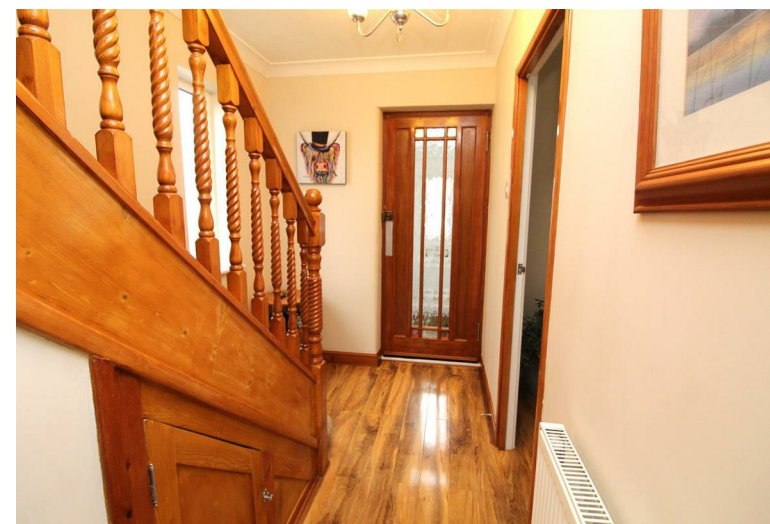
ANDREW WARD<sup>EST 1988</sup>  
ESTATE AGENTS



## Property Overview

Situated in this lovely cul-de-sac backing onto Wroxham Primary School, is this well presented three bedroom semi detached family home which benefits from off street parking on own block paved drive for two cars, the garage is accessed via a shared drive and there is a well maintained 85ft rear garden.

The property comprises a welcoming entrance hall, a lounge which has a bay window to the front and a gas fire, the kitchen has granite tiled flooring and has a door leading to the dining room with french doors opening onto the rear garden. To the first floor there are two double bedrooms, both with fitted wardrobes, a further single bedroom and a bathroom.





## Property Features

- LOUNGE: 13'9 x 13'7
- DINING ROOM: 10'6 x 9'2
- KITCHEN: 9'4 x 9'2
- GARAGE: 18'7 x 8'2
- OFF STREET PARKING
- BEDROOM 1: 11'10 x 10'9
- BEDROOM 2: 12'7 x 9'2
- BEDROOM 3: 9'0 x 8'8
- BATHROOM
- 85FT REAR GARDEN

## Agents Notes

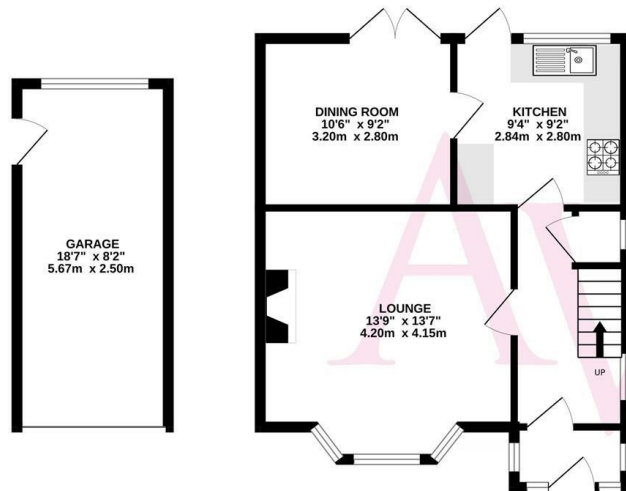
There is also potential to extend to the rear and to the loft, subject to the usual planning consents.

The property also benefits from Walnut laminate flooring to the hall and both reception rooms, double glazed windows and gas central heating (combination gas boiler). There is electric power to both the shed and by the patio area with an additional power supply specifically for a potential hot tub.

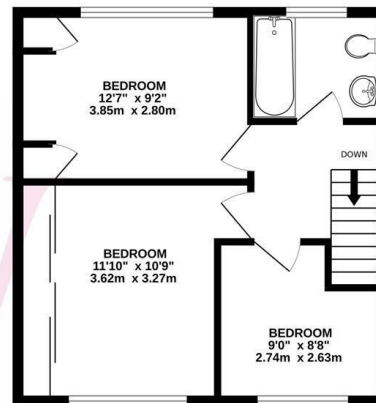
EPC RATING: D

COUNCIL TAX BAND: E

GROUND FLOOR  
594 sq.ft. (55.2 sq.m.) approx.



1ST FLOOR  
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 1011 sq.ft. (94.0 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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