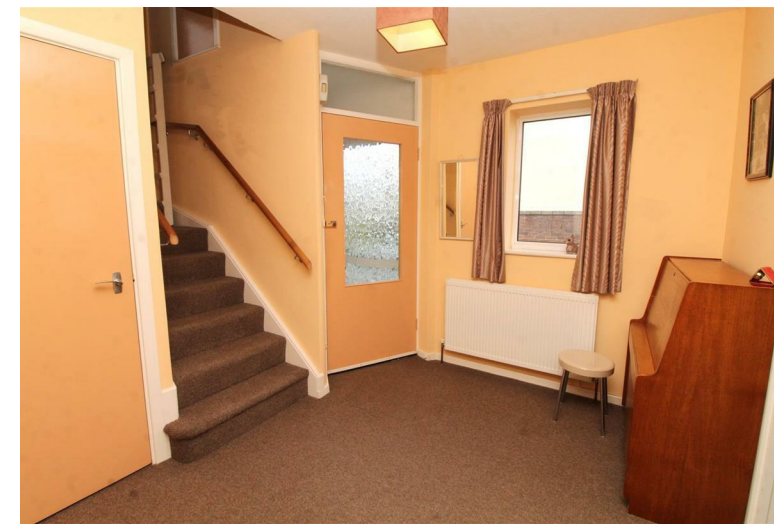




9 MANDEVILLE ROAD, POTTERS BAR EN6 5LG

Guide Price £529,950 | Freehold

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## Property Overview

\*CHAIN FREE\* Featuring a pretty south facing rear garden, a detached garage with own drive and lovely far reaching views to the rear, this three bedroom semi detached family home is situated in a quiet cul-de-sac location.

The accommodation comprises a welcoming entrance hall, a through double aspect lounge/dining room, the kitchen leads to a conservatory, whilst on the first floor there are two double bedrooms, a single bedroom and a bathroom with a separate WC.

The property is in need of updating and would therefore be perfect for buyers wishing to personalise their next home as well as having potential for further extension, subject to the usual planning consents.





## Property Features

- LOUNGE: 16'2 x 10'5
- DINING ROOM: 11'10 x 10'5
- KITCHEN: 9'5 x 7'8
- CONSERVATORY: 9'6 x 8'10
- GARAGE: 18'1 x 7'10
- BEDROOM 1: 12'10 x 10'6
- BEDROOM 2: 11'6 x 10'6
- BEDROOM 3: 9'5 x 7'8
- BATHROOM
- SOUTH FACING 65FT REAR GARDEN

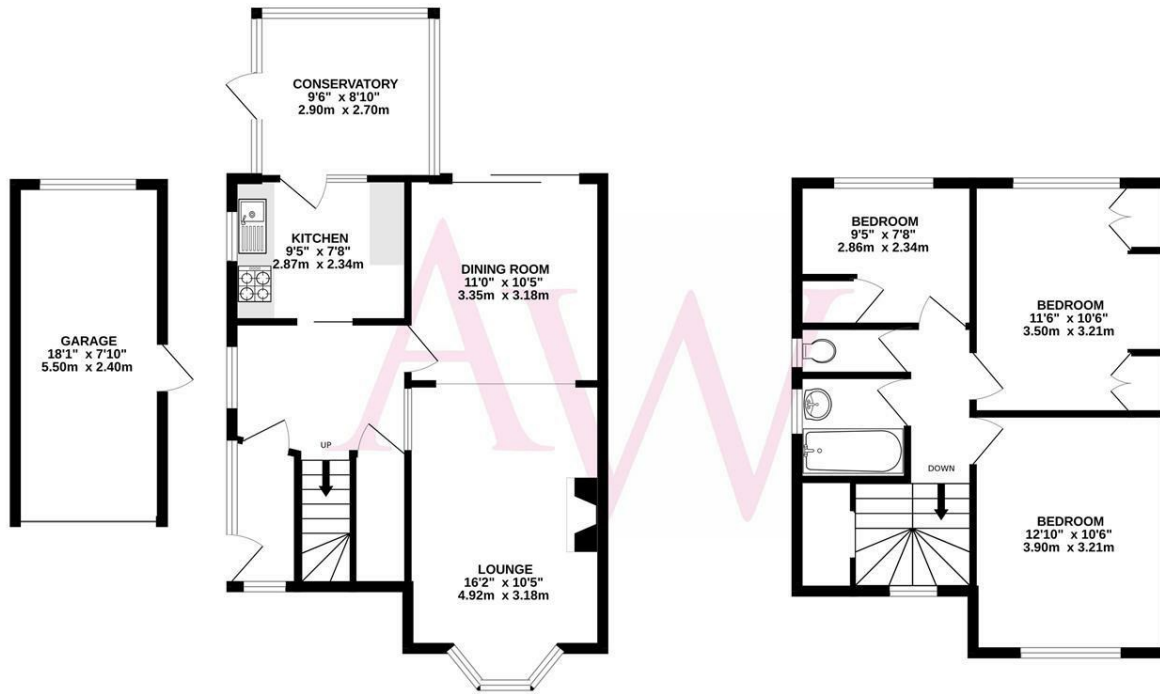
## Agents Notes

EPC RATING: C

COUNCIL TAX BAND: E

GROUND FLOOR  
696 sq.ft. (64.7 sq.m.) approx.

1ST FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA: 1164 sq.ft. (108.2 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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