



20 HIGHFIELD WAY, POTTERS BAR EN6 1UN

Offers In The Region Of £799,950 | Freehold

ANDREW WARD EST. 1988  
ESTATE AGENTS



## Property Overview

A much loved family home for over 30 years, this well presented and extended three double bedroom Hicks detached bungalow is situated off The Walk in the heart of Potters Bar and features a 55ft wide frontage, a west facing rear garden, an attached garage, covered car port and off street parking for three cars.

The bright and spacious accommodation comprises an open plan 20ft kitchen/breakfast room, which leads to a lounge/dining room, three good sized bedrooms and a bathroom which is fitted with a walk-in shower. There is also a fixed staircase leading up to two loft rooms, both of which have restricted height.

The property offers great potential for further extension, subject to the usual planning consents.





## Property Features

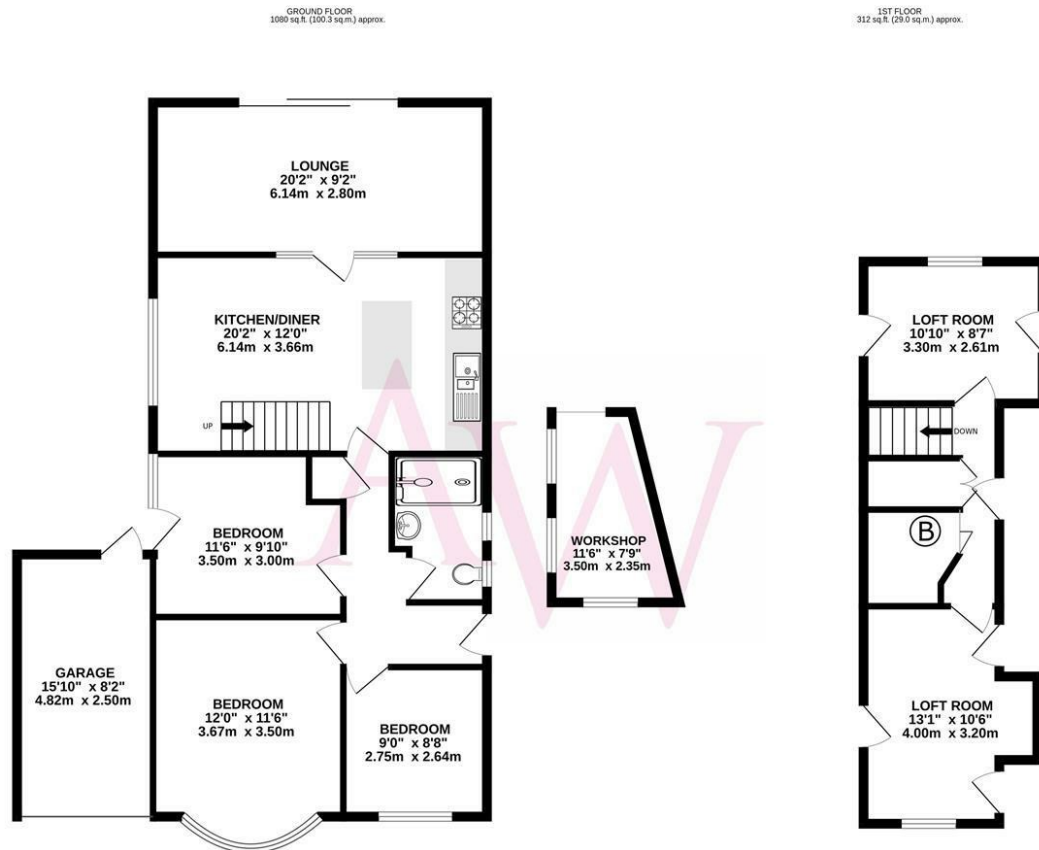
- LOUNGE/DINING ROOM: 20'2 x 9'2
- KITCHEN/BREAKFAST ROOM: 20'2 x 12'0
- TWO LOFT ROOMS
- GARAGE: 15'10 x 8'2
- 65FT REAR GARDEN (MAX)
- BEDROOM 1: 12'0 x 11'6
- BEDROOM 2: 11'6 x 9'10
- BEDROOM 3: 9'0 x 8'8
- BATHROOM
- WORKSHOP: 11'6 x 7'9

## Agents Notes

The kitchen was designed by Habitat and features a "butler" style sink unit and a central island unit. We understand that a new Vaillant gas boiler was installed around a year ago.

EPC RATING: D

COUNCIL TAX BAND: F



TOTAL FLOOR AREA : 1392 sq.ft. (129.3 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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