



15, OAKMERE CLOSE, POTTERS BAR EN6 5JQ

Offers In The Region Of £785,000 | Freehold

ANDREW WARD EST. 1988  
ESTATE AGENTS



## Property Overview

Situated towards the end of this quiet and highly sought after cul-de-sac off Cotton Road and within a short walk away from the High Street, this immaculately presented three bedroom extended semi detached bay fronted family home provides well proportioned accommodation which could be further extended subject to the usual planning consents.

The property features a lounge, the dining room leads onto a TV room, the kitchen/breakfast room has Indian granite worktops and splashbacks and integrated appliances, a guest cloakroom, two double bedrooms, a single bedroom and a spacious bathroom which is fitted with both a 12-jet adjustable spa-bath and separate shower.

Externally the block paved front drive provides off street parking for three cars, a larger than average attached garage which has an electric "up and over" door with housing for washing machine and tumble dryer and the rear garden has been beautifully landscaped with two paved terraces, a timber shed to the rear which is connected with power and there is also lighting to the garden.

A beautiful home in a great location.





## Property Features

- LOUNGE: 12'4 x 12'0
- DINING ROOM: 12'9 x 11'3
- TV ROOM: 9'7 x 5'9
- KITCHEN/BREAKFAST ROOM: 17'9 x 9'7
- GARAGE: 15'6 x 11'10
- BEDROOM 1: 12'4 x 10'11
- BEDROOM 2: 12'9 x 10'11
- BEDROOM 3: 8'1 x 6'11
- BATHROOM AND GUEST CLOAKROOM
- 55FT REAR GARDEN (MAX)

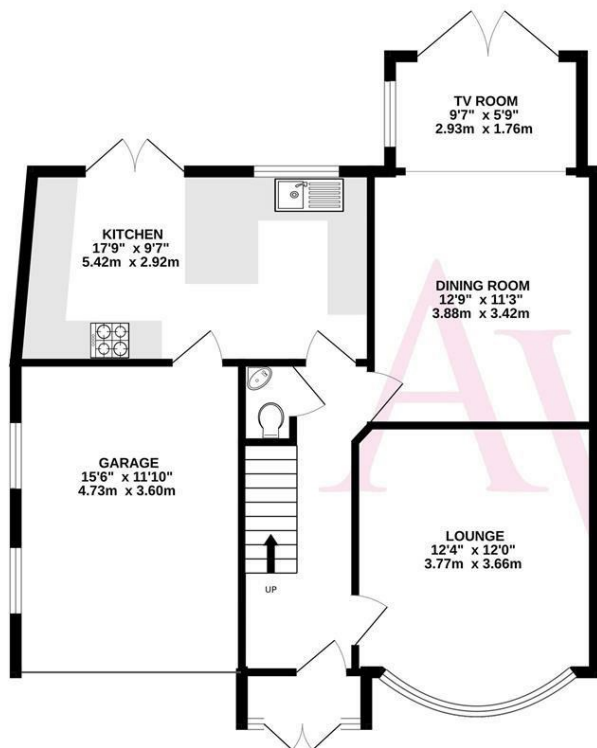
## Agents Notes

Features also include underfloor heating to the hallway, kitchen, guest cloakroom and bathroom, a water softener, the garage has power, lighting and a radiator, intruder alarm with remote sensors, handy understairs storage space, the central heating is provided by a combination gas boiler, double glazed windows and a boarded loft.

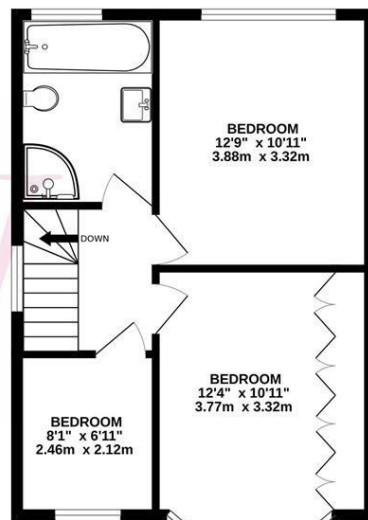
EPC RATING: D

COUNCIL TAX BAND: E

GROUND FLOOR  
808 sq.ft. (75.1 sq.m.) approx.



1ST FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 1273 sq.ft. (118.3 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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All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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