

**POTTERS BAR**  
 149 High Street, Potters Bar EN6 5BB  
 Tel: 01707 657181  
 Email: pottersbar@andrewward.co.uk

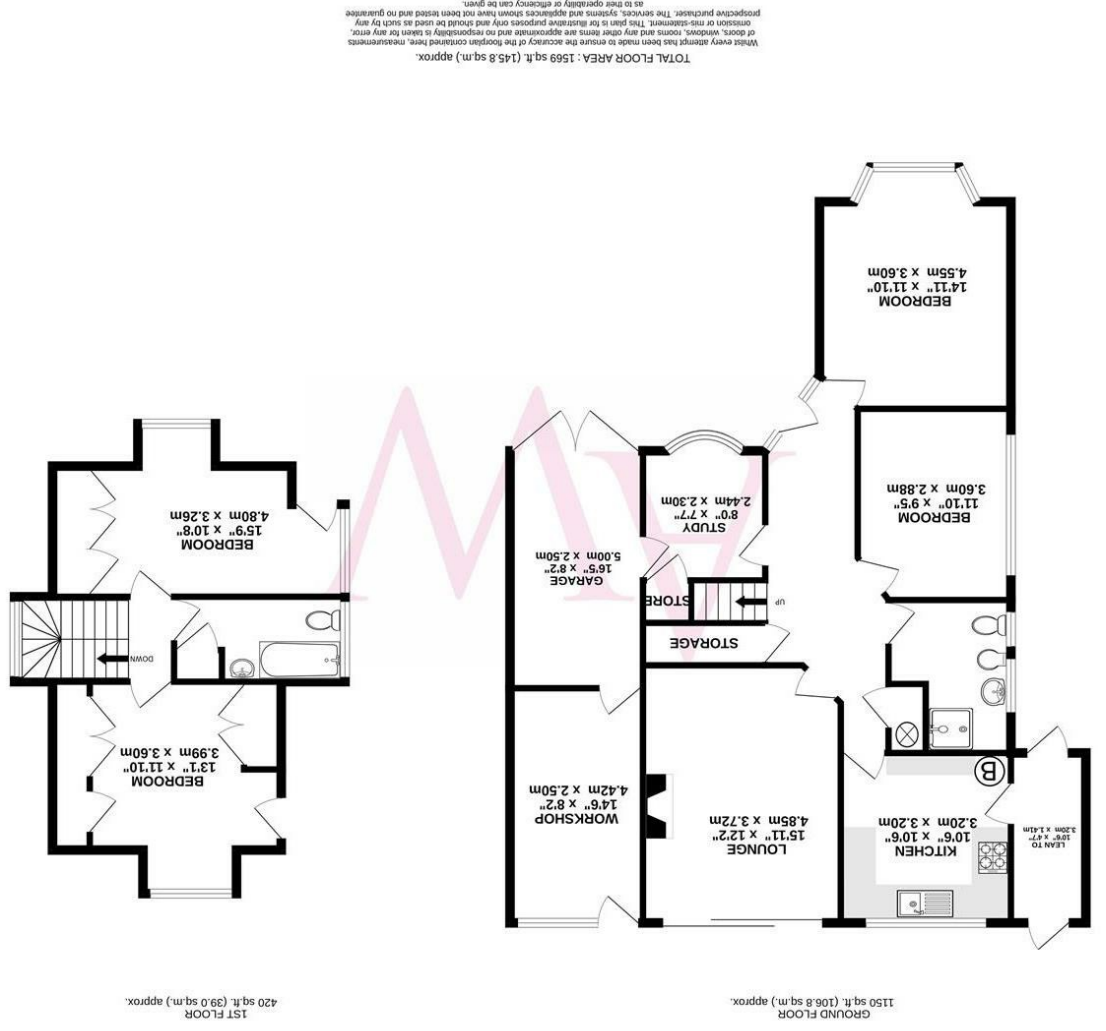
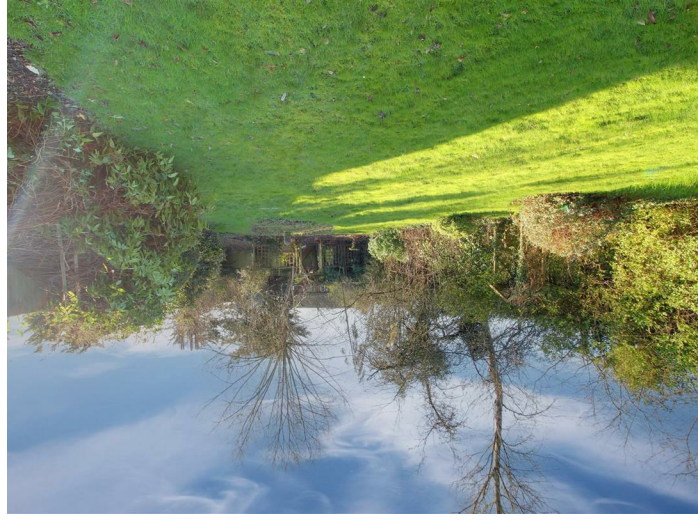
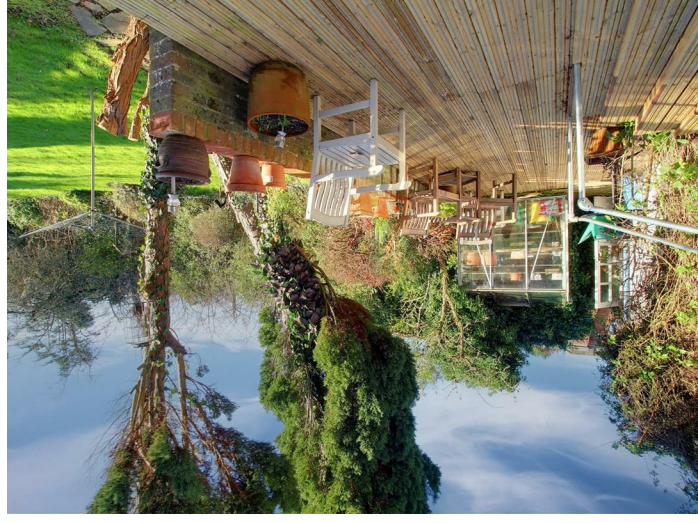
**BROOKMANS PARK**  
 35 Bradmore Green, Brookmans Park AL9 7QR  
 Tel: 01707 649779  
 Email: brookmanspark@andrewward.co.uk

**BARNET**  
 175 High Street, Barnet EN5 5SU  
 Tel: 020 8441 6000  
 Email: barnet@andrewward.co.uk

**www.andrewward.co.uk**  
 01707 649779 | brookmanspark@andrewward.co.uk  
 35 Bradmore Green, Brookmans Park, Herts, AL9 7QR

**Contact us**

**Our Offices**



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of rooms, windows, doors and any other features are approximate and no responsibility is taken for any errors or omissions. The floor plans are provided as a guide only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or accuracy. Call the agent.

1ST FLOOR  
 420 sq ft (39.0 sq m), approx.

GROUND FLOOR  
 1150 sq ft (106.8 sq m), approx.



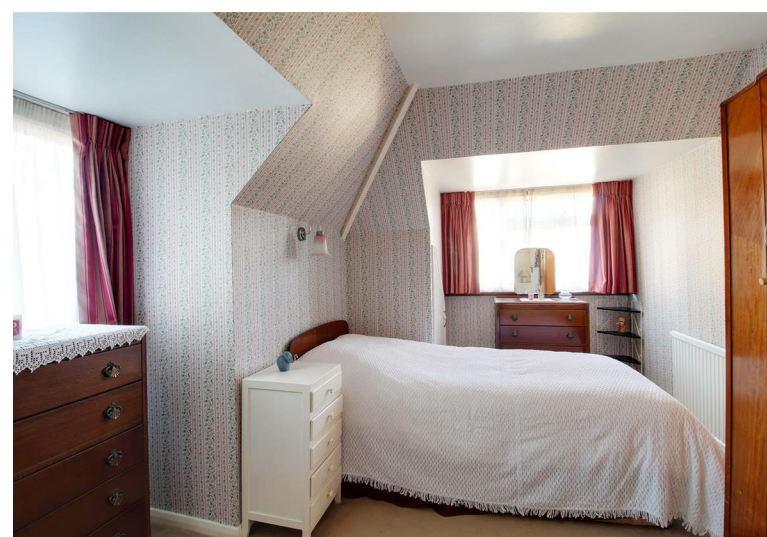
**15A GEORGES WOOD ROAD, BROOKMANS PARK AL9 7BY**

**Guide Price £899,950 | Freehold**



## Property Overview

A three/four bedroom detached "Hicks" style chalet bungalow sitting on a good size plot with beautiful mature south facing garden. The property offers massive potential and scope for improvement (subject to planning) comprising entrance hall, living room overlooking garden, dining room/bedroom four, study, kitchen and bathroom. To the first floor are two good size bedrooms with storage into eaves served by a bathroom. The property is approached by a private drive with parking giving access to an attached garage with workshop to rear. To the rear are mature 116ft south facing gardens with full width raised deck and storage sheds to side. The property comes to the market with no onward chain.



## Property Features

- Living Room: 15'11 x 12'2
- Dining Room/ Bedroom Four: 11'10 x 9'5
- Kitchen: 10'6 x 10'6
- Study: 8'0 x 7'7
- Garage with Workshop
- Bedroom One: 14'11 x 11'10
- Bedroom Two: 15'9 x 10'8
- Bedroom Three: 13'1 x 11'10
- Two Bathrooms
- South Facing Garden

## Agents Notes

The property offers versatile living space and sits on a plot size of 0.21 of an acre with a southerly aspect. Situated within a short walk of the village and train station the property is also well situated for Brookmans Park golf club and the open space of Gobians.