



## Ashwood Road, Potters Bar, Hertfordshire, EN6 2PW

**£485,000**

- **THREE BEDROOM**
- **KITCHEN BREAKFAST ROOM**
- **CLOSE TO SHOPS / RESTAURANTS / AMENITIES**
- **OFF STREET PARKING**
- **OUTBUILDING WITH POWER AND LIGHT**
- **GOOD DECORATIVE ORDER THROUGHOUT**

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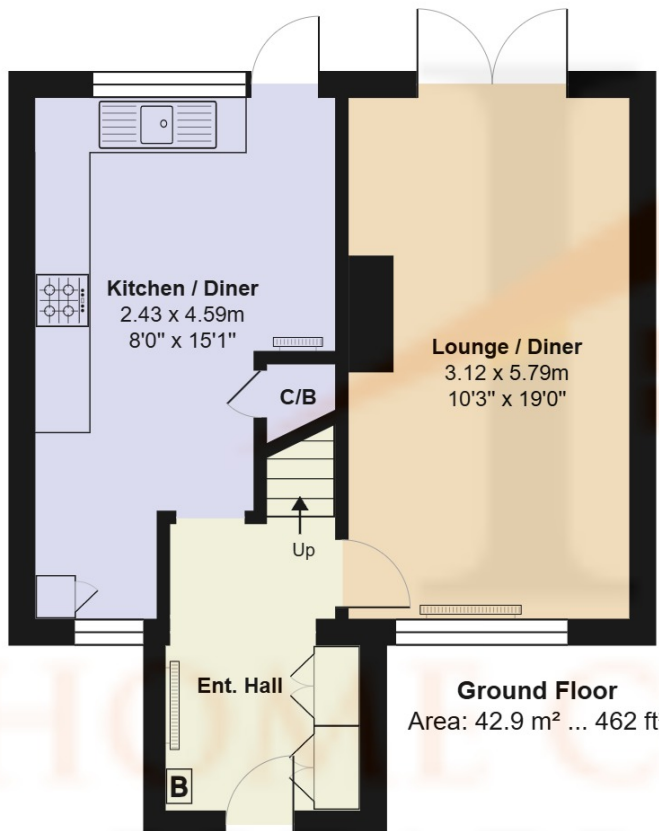
## £485,000

This well-proportioned three-bedroom family home is ideally located close to Barnet Road, The High Street and Mutton Lane with a variety of shops and amenities within a short walk.

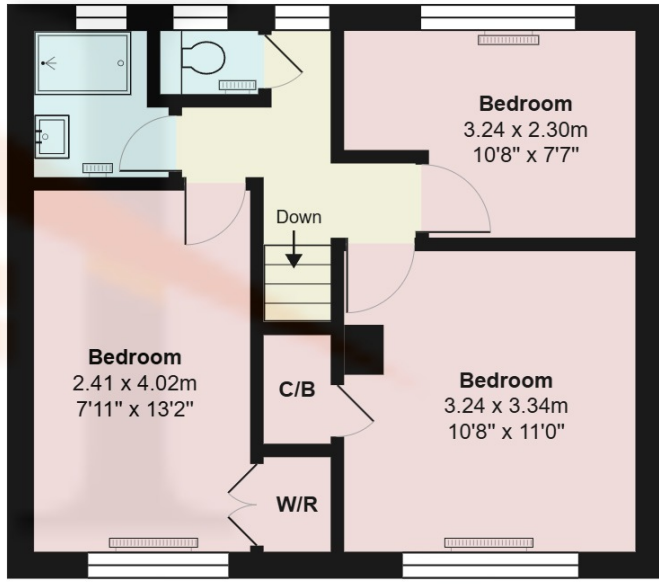
The property benefits from extended porch to the front giving the home a welcoming entrance hall, a generous dual aspect lounge/dining room to one side of the house, providing an excellent open living and entertaining space with good natural light. To the rear is a separate spacious kitchen / breakfast room.

Upstairs, the first floor provides three well-sized bedrooms. The principal bedroom measures approximately 10'8" x 11'0", while the second bedroom offers similar proportions at 10'8" x 7'7". The third bedroom, measuring 13'2" x 7'11", is ideal as a child's room, guest room, or home office. The accommodation is completed by a fully tiled modern family bathroom, additional cloakroom, and a separate storage/wardrobe area. The layout provides practical family living with well-balanced room sizes across both floors.

Externally the home benefits from off street parking to the front, private garden to rear with outbuilding with power and light.



**Ground Floor**  
Area: 42.9 m<sup>2</sup> ... 462 ft<sup>2</sup>



**First Floor**  
Area: 38.8 m<sup>2</sup> ... 417 ft<sup>2</sup>

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Total Area: 81.7 m<sup>2</sup> ... 879 ft<sup>2</sup>

All measurements are approximate and for display purposes only

