



Wroxham Gardens, Potters Bar, Hertfordshire, EN6 3DL

£750,000

- **4 BED SEMI DETACHED HOME**
- **SEPERATE LOUNGE TO FRONT**
- **UTILITY ROOM**
- **LAZY LAWN GARDEN**
- **POTENTIAL FOR LOFT CONVERSION (STPP)**
- **OPEN PLAN LOUNGE / KITCHEN / DINER**
- **DOWNSTAIRS WC**
- **FOUR BEDROOMS ON FIRST FLOOR**
- **OFFICE GARDEN / WORKSHOP**
- **MOMENTS FROM WROXHAM PRIMARY SCHOOL**

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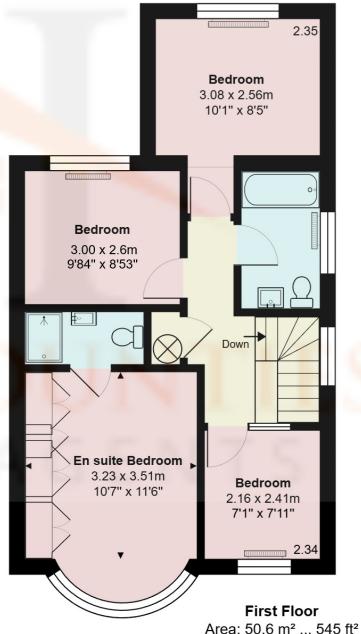
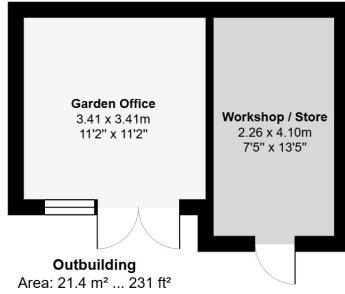
£750,000 Freehold

This superbly extended family home is situated on a quiet residential turning in a highly sought-after location, just moments from Wroxham Primary School. The property has been significantly enhanced by both ground and first floor extensions, creating well-balanced and versatile accommodation ideal for modern family living. To the ground floor, the home features a spacious bay-fronted lounge, a separate family room, and an impressive open-plan kitchen/diner measuring over 18ft in length — perfectly designed for everyday living and entertaining.

The kitchen offers generous worktop space and direct access to the garden, while a separate utility room and ground floor cloakroom provide additional practicality. Upstairs, the first floor extension delivers four well-proportioned bedrooms, including a principal bedroom with en suite shower room. The remaining bedrooms are served by a contemporary family bathroom, making this an ideal layout for growing families.

Externally, the property benefits from decking to the rear of the home, large lazy lawn, ideal for all year round play without getting muddy in the winter months, a substantial outbuilding incorporating a garden office and workshop/store, offering excellent potential for home working, hobbies or additional storage. Side access for garden waste and off street parking for two cars to the front.

Viewing advised



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Total Area: 134.6 m² ... 1449 ft² Inc. Garden Office

All measurements are approximate and for display purposes only.

