



WROXHAM GARDENS

EN6 3DL



Freehold

£750,000

Accommodation

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.

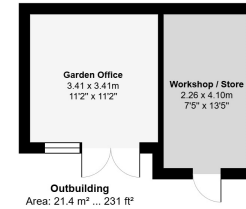
Externally, the property benefits from decking to the rear of the home, large lazy lawn, ideal for all year round play without getting muddy in the winter months, a substantial outbuilding incorporating a garden office and workshop/store, offering excellent potential for home working, hobbies or additional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

Viewing advised

WROXHAM GARDENS, POTTERS BAR, HERTFORDSHIRE. EN6 3DL



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Wroxham Gardens, Hertfordshire EN6

Total Area: 134.6 m² ... 1449 ft² Inc. Garden Office
All measurements are approximate and for display purposes only

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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