



**23 Heath Road, Little Heath, Potters Bar, Herts, EN6 1LW**  
Offers In Excess Of £900,000

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

Situated in Little Heath and on one of Potters Bar's premier roads, this purpose built four bedroom detached house features two reception rooms and kitchen / breakfast room. Part integral double garage. East and Westerly aspect. Requiring modernisation and refurbishment. Offered chain free.



- FOUR BEDROOM DETACHED HOUSE
- SITUATED IN LITTLE HEATH IN ONE OF POTTERS BAR'S PREMIUM ROADS
- TWO RECEPTION ROOMS
- KITCHEN / BREAKFAST ROOM
- DOWNSTAIRS W.C.
- FAMILY BATHROOM
- EASTERLY AND WESTERLY ASPECT
- REQUIRING MODERNISATION AND REFURBISHMENT
- CHAIN FREE
- TENURE - FREEHOLD. COUNCIL TAX BAND G - HERTSMERE COUNCIL



Entrance porch with brick pier. Secondary glazed fluted glazed front door opens into

### ENTRANCE HALL

Double radiator. Secondary glazed fluted glazed window to front. Under stairs storage cupboard. Access door to garage.

### DOWNSTAIRS CLOAKROOM

White suite comprising top flush W.C. Wall mounted wash hand basin. Splashback tiling. Single radiator. Frosted window to side.

### LOUNGE

13'1 x 25'2 (3.99m x 7.67m)

Stone fireplace with gas living flame fire. Two double radiators. TV aerial point. Secondary glazed window to front. Door to

### DINING ROOM

15'6 x 11'10 (4.72m x 3.61m)

Double glazed full height windows to front, rear and side. Double glazed casement door to side with access to rear garden. Exposed brick wall feature. Feature glazed wall with in-built shelving dividing dining room from lounge.

### KITCHEN

16'8 x 8'9 (5.08m x 2.67m)

Range of wall and base units featuring cupboards and drawers. Stone effect working surfaces. Tiled splashbacks. Bosch 4-ring gas hob with extractor hood above. Space for washing machine. Space for dishwasher. Space for refrigerator. NEFF electric double oven. Built in shelf larder. Built in cupboard with single radiator. Breakfast area with pine clad wall and breakfast table seating. Double radiator. Double glazed windows to rear and side. Part double glazed door to rear.

### FIRST FLOOR LANDING

Approached via turn flight of staircase from hallway. Double radiator. Access to loft. Built in cupboard with radiator and shelving for drying. Secondary glazed window to front.



## BEDROOM ONE

13'1 x 14'3 (3.99m x 4.34m)

Range of fitted wardrobes including two double width and one single width with cupboards above. Dressing table unit. Double radiator. Window to front.

## BEDROOM TWO

13'1 x 10'7 (3.99m x 3.23m)

Fitted wardrobes. Double radiator. Window to rear with rooftop and distant countryside views.

## BEDROOM THREE

8'8 x 12'6 (2.64m x 3.81m)

Fitted wardrobes. Dressing table. Double radiator. Window to front.

## BEDROOM FOUR

8'8 x 9'0 (2.64m x 2.74m)

Fitted wardrobes. Shower cubicle. Wall mounted wash basin. Double radiator. Window to rear with distant countryside views.

## BATHROOM

7'11 x 5'6 (2.41m x 1.68m)

Coloured suite comprising bath with mixer tap and shower attachment. Grab handles. Pedestal wash basin. Close coupled W.C. Tiled walls. Double radiator. Frosted double glazed window to rear.

## DOUBLE GARAGE

18'7 x 18'3 (5.66m x 5.56m)

Two separate up and over doors to front. Wall mounted electricity consumer unit and meters. Wall mounted gas meters. Single glazed window to side. Single glazed casement door to rear. Wall mounted Worcester gas central combination boiler. Power and lighting.

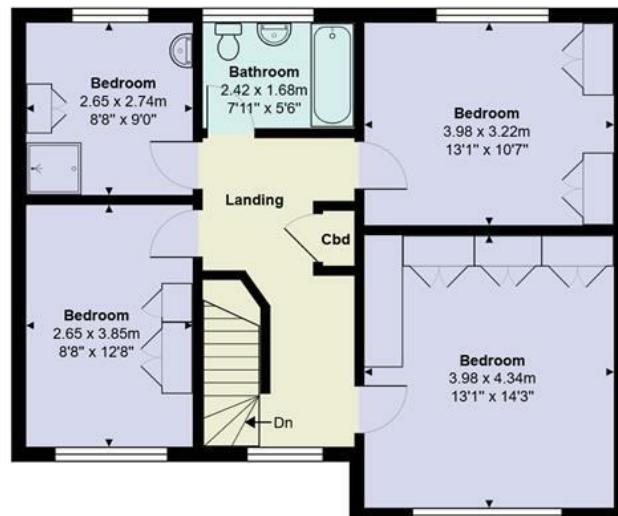
## EXTERIOR REAR

54' x 55' (16.46m x 16.76m)

Backing Westerly. Starting from rear of property with natural stone patio followed by lawned area with crazy paved pathway and deep shrub border to the rear and part shrub border to side. Well secluded with timber fencing to either side and part hedging. External water point. Access to front via concrete sideway and lattice metal gate.







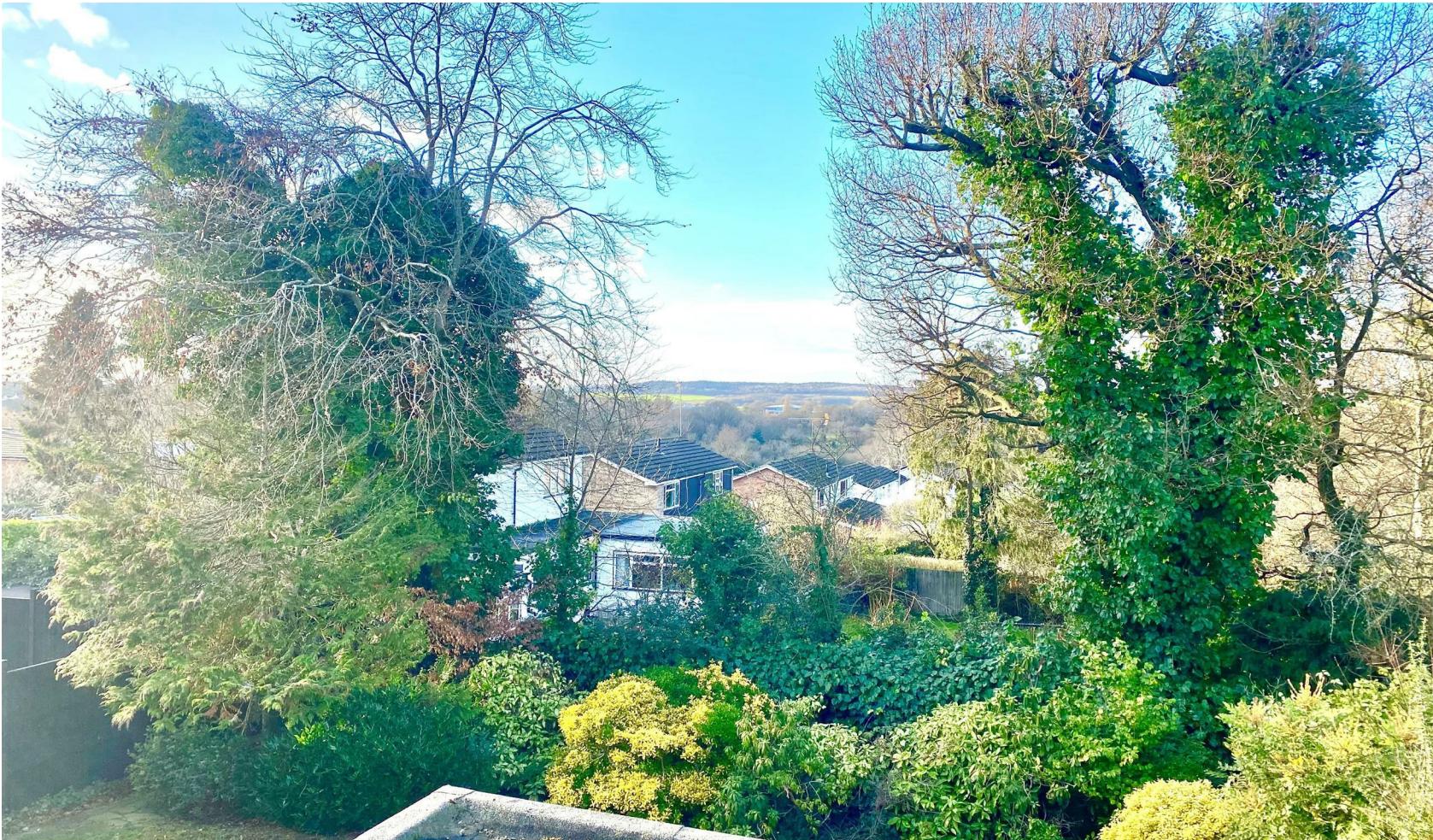
**Duncan Perry**

SALES ■ LETTINGS ■ COMMERCIAL

Heath Road, Potters Bar, EN6 1LW

Total Area: 172.2 m<sup>2</sup> ... 1853 ft<sup>2</sup>

All measurements are approximate and for display purposes only



### EXTERIOR FRONT

Good sized lawned area with deep laurel hedging and line of trees which well secludes the front garden which is of an Easterly aspect. Further flower and shrub border. Tarmacadam driveway with parking for several vehicles.



**TENURE - FREEHOLD.  
COUNCIL TAX BAND G -  
HERTSMERE COUNCIL.**

### Property Information

We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - low running costs		Very environmentally friendly - low CO <sub>2</sub> emissions	
Current		Proposed	
95-100	A	95-100	A
81-90	B	81-90	B
68-80	C	68-80	C
55-67	D	55-67	D
42-54	E	42-54	E
29-40	F	29-40	F
1-28	G	1-28	G

Not energy efficient - higher running costs  
Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

England & Wales EU Directive 2002/91/EC



**The Estate Office, 48A The Broadway, Potters Bar, Herts., EN6 2HW**  
t. 01707655466 | e. [sales@duncanperry.co.uk](mailto:sales@duncanperry.co.uk) |

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL