



36 Thornton Road, Little Heath, Potters Bar, Herts, EN6 1JH
£650,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Beautifully presented three bedroom semi-detached cottage featuring ensuite bath/shower room to bedroom one and ensuite shower room to bedroom two. Downstairs cloakroom. Lounge/diner, kitchen/breakfast room. Southerly aspect rear garden. Viewing essential.



- THREE BEDROOM SEMI DETACHED COTTAGE
- FULLY REFURBISHED THROUGHOUT
- KITCHEN / BREAKFAST ROOM
- LOUNGE / DINER
- DOWNSTAIRS CLOAKROOM
- ENSUITE BATH / SHOWER ROOM TO BEDROOM ONE
- ENSUITE SHOWER ROOM TO BEDROOM TWO
- SOUTHERLY ASPECT REAR GARDEN
- TENURE - FREEHOLD. COUNCIL TAX BAND D - HERTSMERE COUNCIL
- VIEWING ESSENTIAL



Panelled front door with opaque double glazed panels and fanlight opens into

ENTRANCE HALL

Decorative tiled floor. Opaque double glazed window to side. Part frosted multi pane door opens into

THROUGH LOUNGE / DINING ROOM

24'10 x 12'4 (7.57m x 3.76m)

Feature stone fireplace with inset gas log effect fire. Fitted cupboards and wall shelving. Wall mounted TV aerial and power point. Concealed meters and consumer unit. Wood effect tiled floor with underfloor heating. Decorative cornice. LED ceiling spotlights and speakers. Georgian style double glazed bow window to front. Georgian style double glazed window to side. Open archway to

KITCHEN / DINER

19' x 13'2 (5.79m x 4.01m)

At widest point. Modern range of wall and base units in white and grey comprising cupboards and drawers with quartz worktops, island tops and upstand and splashback. Inset 5-plate NEFF induction hob with concealed extractor above. One and a half bowl Belfast sink with waste disposal and Quooker pumped and boiling water tap. Integrated wine cooler, dishwasher and washing machine. Fitted NEFF combination oven, turbo oven and warming drawer. Space and plumbing for American style fridge / freezer. Pull out larder. Tiled floor. LED ceiling spotlights and downlighters. Ceiling speakers. Large plate glass skylight. Large double glazed two panel bi-fold door to rear. Part double glazed casement door to side and front access. Underfloor heating.

DOWNSTAIRS CLOAKROOM

White suite comprising wall mounted floating W.C with vanity top wash basin and cupboard below. Continuing flooring with underfloor heating. LED ceiling spotlights. Extractor and feature whole wall tile.



FIRST FLOOR LANDING

Approached via turn flight of staircase from lounge / dining room with timber tread and risers. Plate glass balustrade. Wood effect tiled flooring. Wall mounted shelving. Ceiling spotlights.

BEDROOM ONE

12'7 x 11'3 (3.84m x 3.43m)

lengthening to 13' 6. Part vaulted ceiling with two Velux double glazed skylights to either side featuring blackout blinds. Double glazed three panel bi-fold door to rear. Wall mounted TV aerial and power point. Feature wall mounted radiator. Mirror fronted fitted wardrobes. LED ceiling spotlights. Bedside lights. Built in wardrobe with hanging rail. Sliding pocket door opens into

EN-SUITE BATH / SHOWER ROOM

5'2 x 6'6 (1.57m x 1.98m)

Lengthening to '8'1. Modern white suite comprising large shower base with handheld and overhead shower. Bath with mixer tap. Wall mounted floating W.C. Wall mounted wash basin with double drawer below. Tiled walls and floor with underfloor heating. LED ceiling spotlights. Slide activated extractor fan.

N.B. Should be noted en-suite could easily become and independent bathroom by moving door.

BEDROOM TWO

12'8 x 9'6 (3.86m x 2.90m)

Double radiator. Georgian style double glazed window to front.

ENSUITE SHOWER ROOM

8'8 x 2'7 (2.64m x 0.79m)

Modern white suite comprising shower base with folding glass door. Overhead and hand shower. Vanity top wash basin with double width cupboard below. Corner top flush W.C. Part tiled walls. Tiled floor. Chrome heated towel rail. Opaque Georgian style double glazed window to front. LED ceiling spotlights. Extractor fan.







Thornton Road, Little Heath, Potters Bar, EN6 1JH

Total Area: 118.6 m² ... 1277 ft² (excluding garden)

All measurements are approximate and for display purposes only



SECOND FLOOR

Approached from first floor landing by turn flight staircase.



STUDY / BEDROOM THREE

14' x 10'10 (4.27m x 3.30m)
Maximum length measurement being taken into eaves. Maximum width being taken to back of fitted wardrobes being one double width and two single width with hanging rails and shelving. Two double glazed Velux skylights to rear. Two access doors to eaves storage. LED ceiling spotlights. Wall mounted Ideal gas central heating boiler. Double radiator.

EXTERIOR REAR

53' x 14'4 (16.15m x 4.37m)
Backing south. Large paved patio with external lighting. Water point and electric canopy extending nearly 10' out from house. Lawned area with flower and shrub border. Further raised patio to the end of garden with brick built BBQ area. Timber storage shed. Garden is well secluded with walls and fencing.

EXTERIOR FRONT

Completely paved and retained by brick wall with metal gate.

Energy Efficiency Rating		
Very energy efficient - low running costs		
92-100	A	Current
81-91	B	Proposed
70-80	C	
55-69	D	
39-54	E	
21-38	F	
1-20	G	

Not energy efficient - high running costs

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - low CO ₂ emissions		
92-100	A	Current
81-91	B	Proposed
70-80	C	
55-69	D	
39-54	E	
21-38	F	
1-20	G	

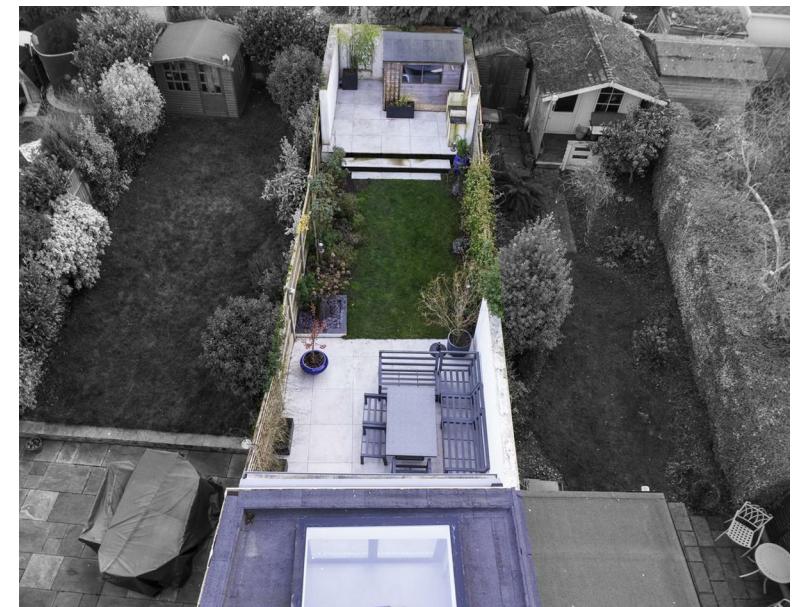
Not environmentally friendly - high CO₂ emissions

EU Directive 2002/91/EC

England & Wales



The Estate Office, 48A The Broadway, Potters Bar, Herts., EN6 2HW
t. 01707655466 | e. sales@duncanperry.co.uk |



Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL