**13 Heronfield, Little Heath, Potters Bar, EN6 1JA**
**Asking Price £695,000**

Duncan Perry
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Welcome to this charming bungalow nestled in the peaceful & picturesque location of Heronfield in Little Heath .

This delightful property boasts three generous reception rooms, perfect for entertaining guests or relaxing. A separate modern kitchen with Neff appliances & Quartz worktops. Three double bedrooms and two shower rooms, with ample space for the whole family to enjoy, making it flexible for home working office space or extra bedroom as required.

Situated in a serene cul-de-sac and bordering National Trust land, this bungalow offers a tranquil and private setting for you to call home. The mature garden surrounding the property provides a peaceful retreat where you can unwind and enjoy the beauty of nature.

This traditional style semi-detached bungalow features two convenient shower rooms one on the ground floor, adding a modern touch with convenience for those with mobility issues. . With parking available for two vehicles, plus a generous garage you'll never have to worry about finding a parking spot after a long day out.

Don't miss the opportunity to make this lovely bungalow your own and experience the comfort and tranquillity it has to offer. Contact us today to arrange a viewing and step into your dream home in Heronfield.

- SEMI DETACHED CHALET BUNGALOW
- CUL-DE-SAC BORDERING NATIONAL TRUST PARKLAND
- THREE DOUBLE BEDROOMS
- LOUNGE & TV ROOM
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- CONSERVATORY
- GROUND & FIRST FLOOR SHOWER ROOMS
- FRONT & REAR GARDENS
- GARAGE & OFF STREET PARKING
- TENURE - FREEHOLD. COUNCIL TAX BAND F - WELWYN AND HATFIELD COUNCIL

UPVC framed double glazed Entrance door leads to:

## ENTRANCE LOBBY

Cloaks hanging space. Door to:

## ENTRANCE HALL

Radiator, laminate wood effect flooring, staircase to first floor..

## LOUNGE

17'11" x 13'3" (5.46 x 4.04)

Fireplace with real flame effect fire, double glazed window to front, radiator, wall lights, coved ceiling.

## KITCHEN

10'8" x 9'11" (3.25 x 3.02)

Range of wall and base units, quartz worktop, pull out larder, Samsung fridge freezer, integrated Neff single oven, Combi oven, induction hob with no touch extractor above, Candy integrated washer/dryer and dishwasher. 1.5 bowl stainless steel sink with mixer tap, spotlights, cupboard housing combi boiler, double glazed window to front, wood laminate flooring

## CONSERVATORY

17'9" x 10'2" (5.41 x 3.1)

Tiled roof with plastered ceiling, double glazed windows with french doors overlooking garden, double glazed door to side, spotlights, radiator, wood laminate flooring

## TV ROOM

9'11" x 8'3" (3.02 x 2.51)

Double glazed doors to conservatory, wood laminate floor, glazed door to hall, built in cupboards.

## BEDROOM ONE
12'10" x 11'6" (3.91 x 3.51)
Double glazed window & door to conservatory, range of built-in wardrobes & cupboards, radiator

## FIRST FLOOR

## BEDROOM TWO
14'7" x 8'4" (4.44 x 2.54)
Velux windows to roof, chrome sockets

## BEDROOM THREE
14'7" x 8'4" (4.44 x 2.54)
Velux windows, radiator.

## SHOWER ROOM
Corner shower unit with thermostatic shower bar, vanity unit with single mixer tap, low level push flush toilet, tiled floor, towel radiator, double glazed window to side

## EXTERIOR

## FRONT GARDEN
Paved for off street parking

## REAR GARDEN
Patio area, lawn area with shrub borders

## GARAGE
Up and over door to front.

Freehold. Council tax band F - 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

WRESTLEMANIA

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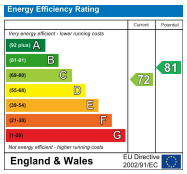
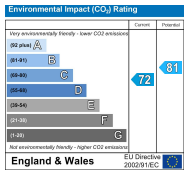
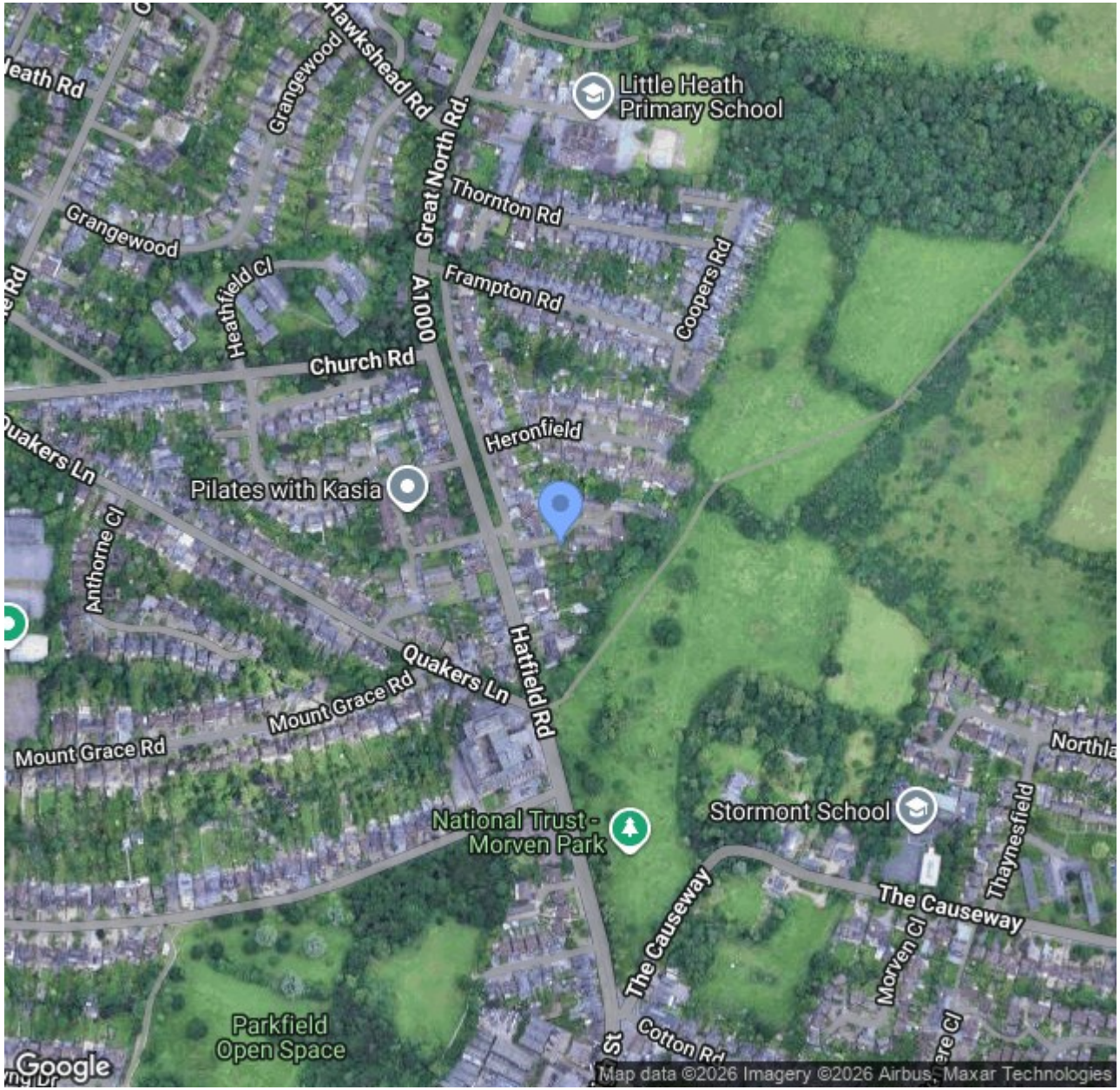
Total Area: 143.8 m² ... 1548 ft²

All measurements are approximate and for display purposes only

and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.





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

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