



Duncan
Perry
FOR SALE
SALES ■ LETTINGS ■ COMMERCIAL
01707 655466

1 Gobions Way, Potters Bar, Herts, EN6 1NW
Offers In Excess Of £600,000

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The Good life : Silence, tranquillity and countryside yet a short drive to amenities & close to M25, North London, & and fast train access to the city centre.

This pretty three-bedroom semi-detached cottage has two reception rooms, kitchen/breakfast room and secluded gardens to three sides. Situated in the sought-after location of Swanley Bar on the Little Heath, Potters Bar, Brookmans Park borders. The property further benefits from having a garden office and

independent driveway with off-road parking and garage.

The surroundings are semi-rural, backing onto the ancient Gobions Wood an area of outstanding beauty & Bolton's farm which sells fresh eggs, milk, honey etc. It is also minutes away from Potters Bar, Brookmans Park and two mainline stations.

The property is in the catchment area for excellent schools.



- TRADITIONAL THREE BED SEMI DETACHED COTTAGE
- BRAND NEW WOODSTOVE, TRADITIONAL AGA AND GAS CENTRAL HEATING
- SPACIOUS, LIGHT AND INCREDIBLY COSY
- GATED LANDSCAPE AND WRAP AROUND GARDEN
- ORCHARD, VEGETABLE PATCH AND MATURE SHRUBS
- VIEWING ESSENTIAL
- TENURE - FREEHOLD. COUNCIL TAX BAND E - HERTSMERE COUNCIL



ENTRANCE HALL

Single radiator, telephone point, double glazed window to front.

DOWNSTAIRS CLOAKROOM

White suite comprising W.C. and wall mounted wash basin. Tiled walls and floor. Radiator.

LOUNGE

12'9" x 16'8" (3.90 x 5.10)

Feature brick fireplace with new wood stove and quarry tiled hearth. Wooden mantel and brick chimney breast. Picture rail. Dual aspect double glazed bay window to side with window seat and double-glazed window to front. Concealed double radiator. T.V aerial point. Telephone point, wall light points.

DINING / MORNING ROOM

10'2" x 10'11" (3.10 x 3.35)

Feature fireplace, single radiator. Picture rail. Wall light point.

KITCHEN / BREAKFAST ROOM

9'8" x 16'8" (2.95 x 5.10)

Range of cottage style wall and base units with cupboards and drawers. Granite worktops and up stand with inset Belfast sink and mixer tap. Gas Aga with two ovens, hot plate and simmering plate. The Aga heats the water for the entire house. Additional immersion heater when Aga off. Separate gas boiler for central heating system located in the loft. Space for dishwasher and washing machine. Splash back tiling, quarry tiled floor. Space for fridge/freezer. Stable door with glazed panel to side. Double glazed windows to side and to front overlooking secluded traditional Japanese garden. Telephone point. Vaulted ceiling with two Velux double glazed skylight with remote control electric opening.



FIRST FLOOR LANDING

Approached via a turn flight staircase from hallway. Double glazed window to front. Access to loft housing gas central heating boiler.

BEDROOM ONE

14'2" x 10'5" (4.32 x 3.2)

Feature fireplace. Single radiator. Two double glazed windows to side. T.V. aerial point.

BEDROOM TWO

10'11" x 6'0" (3.35 x 1.85)

Double radiator, double glazed window to side. Picture rail.

BEDROOM THREE

6'7" x 8'11" (2.01 x 2.74)

Double bed. Single radiator. picture rail. Double glazed window to side.

SHOWER / WET ROOM

9'8" x 5'4" (2.97 x 1.65)

Modern white suite comprising wet room shower with glass screen. Overhead and hand shower and handrails. Vanity top wash basin with mixer tap and double width cupboards below and concealed cistern floating w.c. Tiled walls and floor. Chrome heated towel rail. Frosted UPVC framed double glazed window to side. Ceiling spotlights.

FRONT GARDEN

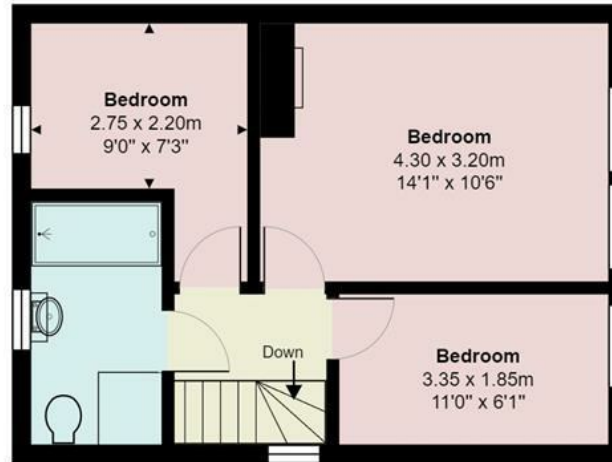
Set to lawn. Orchard. Vegetable patch, gated access to front and side of property.

GARDEN OFFICE

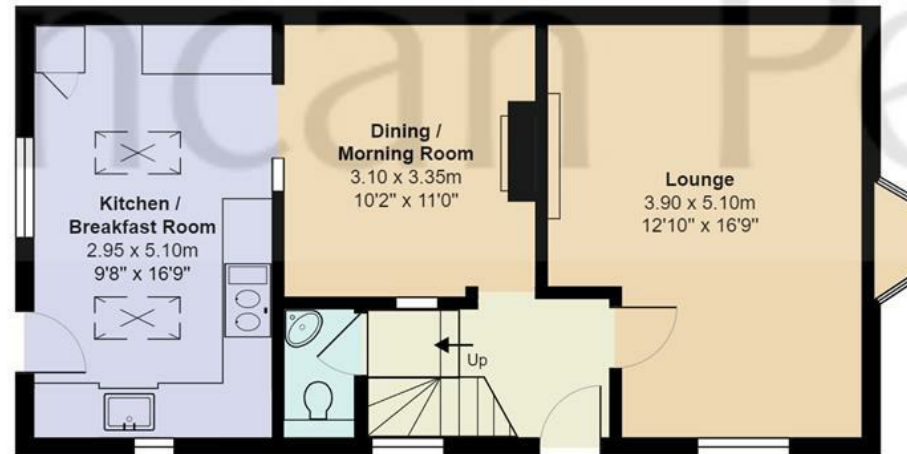
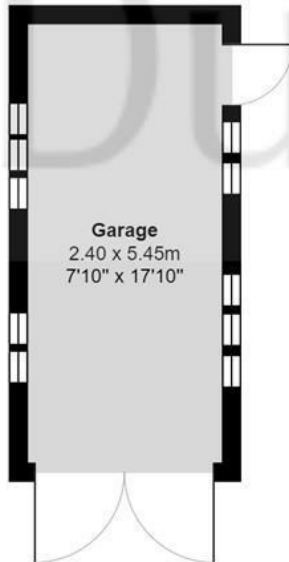
Fully insulated with power and lighting.







First Floor
Area: 37.4 m² ... 403 ft²



Ground Floor
Area: 52.5 m² ... 565 ft²



Gobions Way, Hertfordshire AL9

Total Area: 90.0 m² ... 968 ft² (excluding garage, garden room / studio)

All measurements are approximate and for display purposes only

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CONCRETE SECTIONAL GARAGE

7'10" x 17'10" (2.40 x 5.45)
With windows to either side and to rear. Barn doors to front. Lighting and power. Brand new up and over garage door.

Tenure - Freehold. Council tax band E - Welwyn & Hatfield 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.

JAPANESE GARDEN

Traditional Japanese garden including a water feature, Buddha, and seating designed for tranquillity and solitude.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Meter energy efficient - lower running costs 95-100 A 85-94 B 75-84 C 65-74 D 55-64 E 45-54 F 35-44 G 1-34 H		Meter environmentally friendly - lower CO ₂ emissions 100-109 A 95-100 B 90-94 C 85-89 D 80-84 E 75-79 F 70-74 G 65-69 H	
87		56	
Not energy efficient - higher running costs EU Directive 2002/91/EC		Not environmentally friendly - higher CO ₂ emissions EU Directive 2002/91/EC	
England & Wales		England & Wales	



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