

Westwood Close
Potters Bar, Hertfordshire, EN6 1LH
Price £1,100,000 Freehold

STATONS

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Bedrooms 5 | Bathrooms 2 | Receptions 2





17 Westwood Close
Potters Bar, Hertfordshire
EN6 1LH



Set within a quiet cul de sac only a short walk from Potters Bar train station and amenities is this five bedroom, two bathroom detached family home offering spacious and versatile accommodation. The property has been finished to a high quality finish throughout and benefits from an open plan layout, Neff built-in appliances, solid oak floor and staircases. With an outdoor BBQ area and pizza oven the garden is perfect for entertaining. There is a garage and off street parking for numerous cars on the drive.

The house is within close proximity to local schooling, including Lochinver, local transport and a wide choice of shops and restaurants. It also benefits from easy access to the A1 (M) junction 6 and there is a choice of nearby mainline rail stations, all offering fast and regular services to Kings Cross. The surrounding area offers an abundance of equestrian facilities and golf courses.

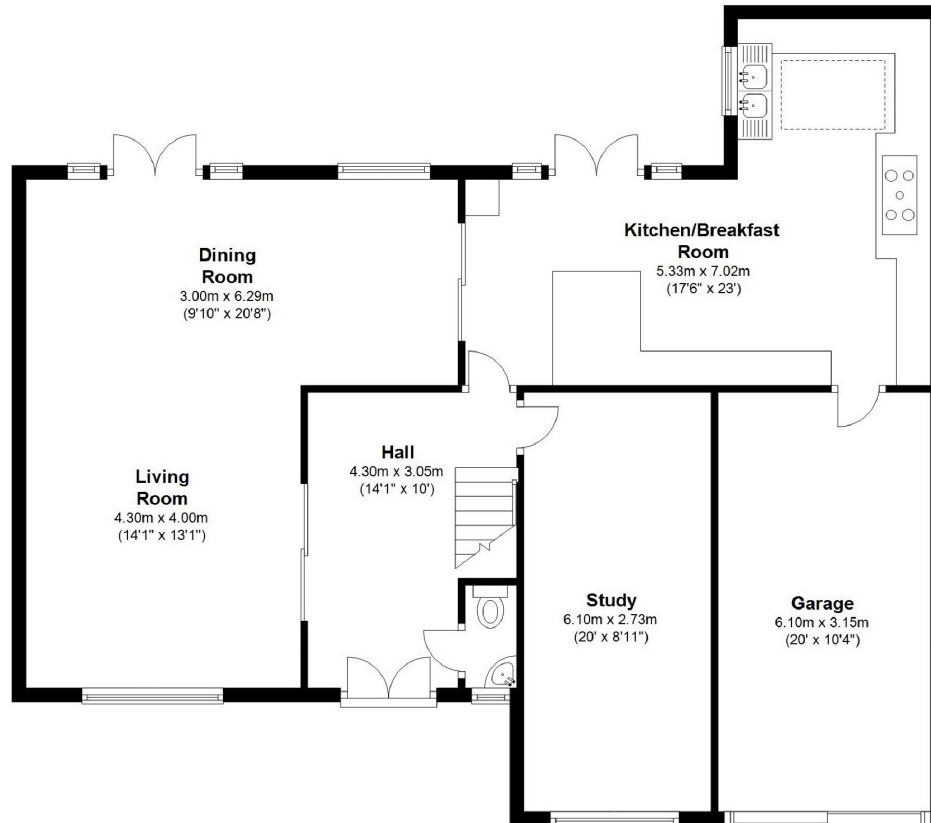
The accommodation comprises:

Entrance Hall, Guest Cloakroom, Kitchen/Breakfast Room, Dining Room, Living Room, Study, Master Bedroom, Bedroom 2, Bedroom 3, Bedroom 4, Bedroom 5, Family Bathroom, Shower Room, Integral Garage, Driveway Providing Ample Off Street Parking, Rear Garden



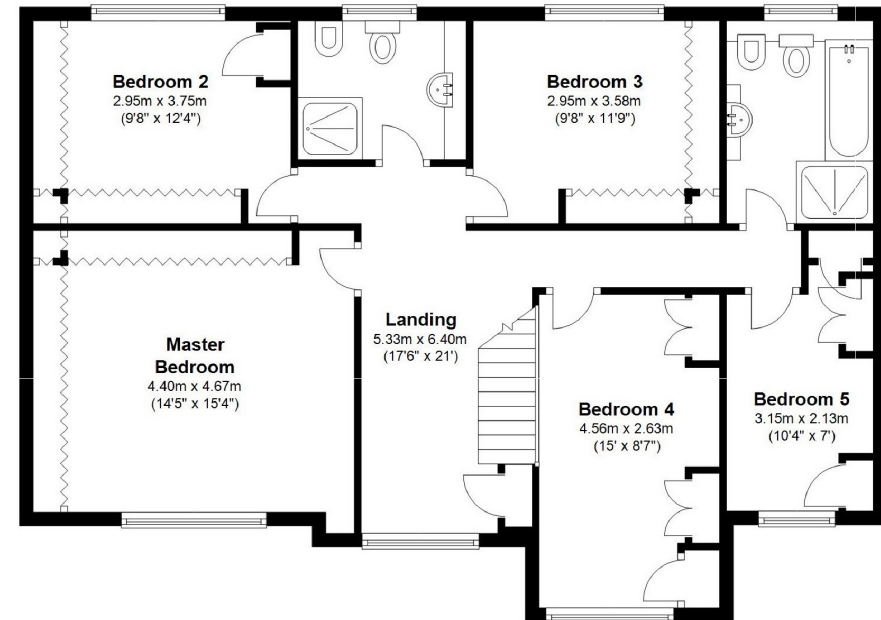
Ground Floor

Approx. 114.9 sq. metres (1236.9 sq. feet)



First Floor

Approx. 91.9 sq. metres (989.0 sq. feet)



Total area: approx. 206.8 sq. metres (2225.9 sq. feet)

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Rating	Current	Potential	Rating	Current	Potential
A (105-120)			A (105-120)		
B (81-104)			B (81-104)		
C (65-80)			C (65-80)		
D (49-64)			D (49-64)		
E (34-48)			E (34-48)		
F (17-33)			F (17-33)		
G (1-16)			G (1-16)		

Current Energy Efficiency Rating: **66** (D)

Potential Energy Efficiency Rating: **81** (B)

Current Environmental Impact (CO₂) Rating: **63** (D)

Potential Environmental Impact (CO₂) Rating: **80** (B)

England & Wales | EU Directive 2002/91/EC

DISCLAIMER:

In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

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