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Hatherleigh Gardens, Potters Bar

This large 4-bed property, extended to the side, rear and into the loft, is now a spacious, light and contemporary family home with lovely large gardens, in a quiet yet convenient location.

Offers Over £675,000

01992 87 85 80



Overall Description

This superb semi-detached property has been extended three times - to the side, rear and into the loft - and now offers buyers a surprisingly spacious and modern family home that is considerably larger than many others in the area. The original sitting and dining rooms have been opened up and then extended to create a superb large family living space with two sets of French doors opening out into the gardens. A large side extension now houses the contemporary kitchen with separate utility and downstairs cloakroom, while the original kitchen at the front is now a study/home office. There are three bedrooms and a bathroom on the first floor, the master being a really good size, while the loft conversion with its far-reaching views adds another good-sized bedroom and a shower room, making four in all. Outside there is a pretty front garden with driveway and garage, while the back garden is attractively landscaped with central lawn, mature borders and a sunny south-facing patio. Early viewing is highly recommended so please call to book at your convenience. To watch our Virtual Video Guided Tour please search for "30 Hatherleigh Gardens, Potters Bar" on You Tube (you may need to scroll down a few videos).

Location

This house sits in a quiet residential area towards the edge of the popular commuter town of Potters Bar, just a short walk to the High Street. Potters Bar has a very good range of local shops, supermarkets and other amenities and is also home to some very well regarded schools at all levels including Oakmere Primary School, Stormont School for Girls (both just a short walk away), Lochinver House School for Boys, Dame Alice Owen's, Mount Grace and, just a short drive away, Queenswood. It is very convenient for commuters, with Potters Bar mainline station having regular fast trains to Kings Cross and the M25 being just five minutes by car. Oakmere Park with its playground and wide open spaces is a short walk away and being towards the edge of town the house is close to beautiful Hertfordshire countryside.

Accommodation

From the driveway the front door leads into the:

Entrance Hall 14'5 x 5'9 (4.39m x 1.75m)

Two full-height windows to front. Wood-effect laminate floor. Stairs to first floor. Storage cupboard. Radiator.

Study 9'6 x 7'6 (2.90m x 2.29m)

Window to front. Cupboard housing gas central-heating boiler. Storage cupboard. TV/Telephone point (Cable/Virgin Media).

Sitting/Dining Room 30'7 widest x 15'10 (9.32m widest x 4.83m)

Two windows and French doors to rear overlooking the garden. French doors to the side onto the patio. Wood-effect laminate floor. Storage cupboards. TV/Telephone point (Cable/Virgin). Two radiators.

Kitchen 11'10 x 10'9 (3.61m x 3.28m)

Ceiling sky-light. Kitchen units with work-tops, breakfast bar, one and a half bowl stainless steel sink and tiled splash-back. Eye-level Bosch double-oven/grill. Space for fridge/freezer. Space and plumbing for dishwasher. Wood-effect laminate floor. Glazed door to the garden. Door to the covered walkway and garage. Radiator.

Utility Room 6'5 x 5'5 (1.96m x 1.65m)

Work-top with stainless steel sink and tiled splash-back. Space and plumbing for washing-machine. Storage cupboards. Extractor fan.

Downstairs Cloakroom 5'9 x 2'8 (1.75m x 0.81m)

Low-level WC. Wash-hand basin with tiled splash-back. Wood-effect laminate floor. Extractor fan.

First Floor 9'8 x 7'10 (2.95m x 2.39m)

From the hall stairs lead up to the first floor landing. Airing cupboard.

Bedroom One 16' x 9'6 (4.88m x 2.90m)

Two windows to rear overlooking the garden. Storage cupboard. Wall-mounted TV aerial point. Radiator.

Bathroom 8'3 x 5'11 (2.51m x 1.80m)

Two frosted windows to side. Panel bath with shower above and tiled surround. Low-level WC. Wash-hand basin. Modern heated towel-rail. Spotlights.

Bedroom Three 12' x 8'11 (3.66m x 2.72m)

Window to front. Radiator.

Bedroom Four 8'7 x 6'8 (2.62m x 2.03m)

Window to front. Radiator.

Second Floor

From the first floor, stairs lead up to the second floor landing. Velux window to front.

Bedroom Two 12'7 x 10'10 (3.84m x 3.30m)

Window to rear with far-reaching views. Fitted wardrobe units along one wall. Radiator.

Shower Room 7'2 x 6'9 (2.18m x 2.06m)

Velux to front. Fitted shower cubicle with tiled surround. Low-level WC. Vanity unit with wash-hand basin and cupboard beneath. Under-eaves storage space. Vinyl floor.

Outside

The property has an attractively landscaped front garden with a driveway leading up the the GARAGE: 16'1 x 9' with garage door to front, electric light and power. Covered WALKWAY: 9'4 x 3'2 with gate to front and door into the kitchen. The south-facing back garden is a good-size and attractively laid-out with central lawn, well-stocked flower beds, a pond and a sunny patio by the French doors into the sitting room.

Services and Other Information

Mains water, drainage, gas and electricity. Gas central-heating. Double-glazed windows. TV/Telephone connected (Cable/Virgin). Council Tax Band E.




TOTAL FLOOR AREA : 1609 sq.ft. (149.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>71</p>	<p>82</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.



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