



11 COOPERS ROAD, LITTLE HEATH, POTTERS BAR EN6 1JG

Asking Price £530,000 | Freehold

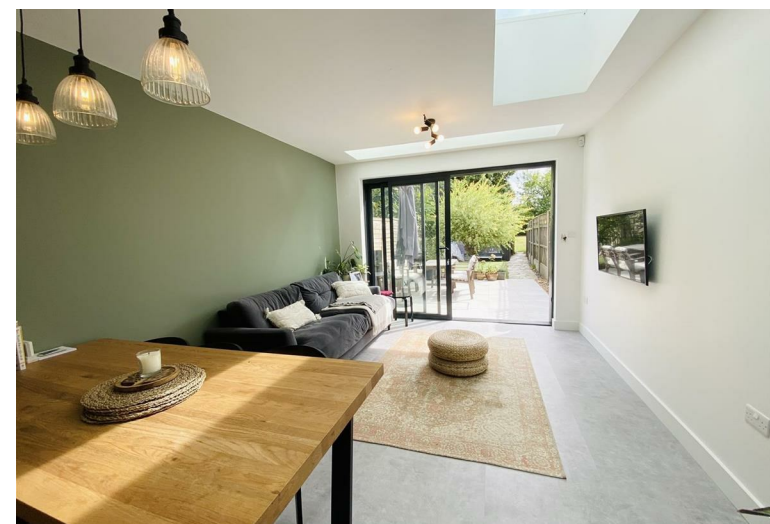
ANDREW WARD EST. 1988
ESTATE AGENTS



Property Overview

Backing directly onto National Trust Land is this beautifully presented and truly charming three bedroom mid terraced halls adjoining period cottage which features a fabulous landscaped 50ft (extending to 65ft) south easterly facing rear garden, which has a gate giving direct access to the fields to the rear.

Situated in the highly sought after area of Little Heath, the accommodation comprises an entrance porch, a separate living room which has a feature fireplace and fitted display shelving and desk, the stunning and recently extended open plan kitchen/diner has quartz worktops, two overhead Velux windows and underfloor heating and the guest cloakroom has built-in cupboards. To the first floor there is a rear double bedroom which leads to a recently updated bathroom with underfloor heating, an additional double bedroom and there are stairs leading up to the third bedroom (part restricted height) and eaves storage.





Property Features

- LIVING ROOM: 11'11 x 10'2
- KITCHEN/DINER: 15'7 x 11'11
- BATHROOM: 11'0 x 6'0
- GARDEN OFFICE: 12'6 x 8'10
- 50FT REAR GARDEN
- BEDROOM 1: 11'11 x 10'7
- BEDROOM 2: 11'11 x 10'2
- BEDROOM 3: 11'11 x 10'10
- GUEST CLOAKROOM
- DIRECT ACCESS TO THE FIELDS

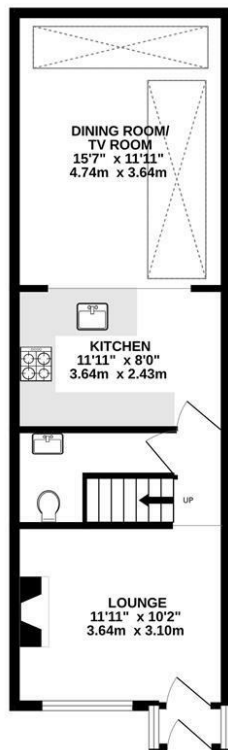
Agents Notes

Please note that a Certificate of Lawfulness for a loft conversion was approved by Welwyn Hatfield on 11th August 2021.

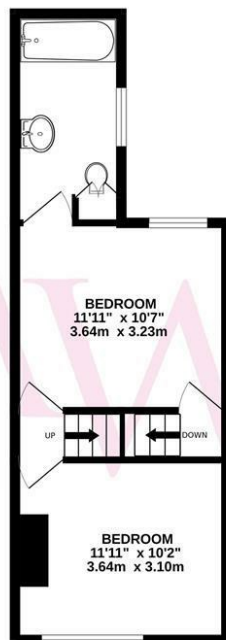
COUNCIL TAX BAND: D

EPC RATING: D

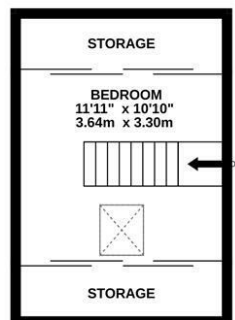
GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.1 sq.m.) approx.



2ND FLOOR
318 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 1134 sq.ft. (105.3 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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All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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