



14 HEATH ROAD, POTTERS BAR EN6 1LJ

Offers In The Region Of £879,950 | Freehold

ANDREW WARD<sup>EST. 1988</sup>  
ESTATE AGENTS





## Property Overview

Situated in one of Potters Bar's premier roads, this delightful chain free three bedroom (originally built with four bedrooms) detached family home which features a fabulous 150ft south east facing mature rear garden, a paved carriage driveway providing off street parking for five cars and an integral garage.

The accommodation includes a welcoming entrance hall, a 30ft double aspect through lounge with an arch to the dining room, a kitchen/breakfast room, utility room, guest cloakroom and a garden/sun room. To the first floor there is a 25ft double aspect principal bedroom (previously two separate bedrooms), two further bedrooms and a bathroom.

There is enormous potential for extension, subject to the usual planning consents.

The property is in need of updating and would therefore be perfect for buyers wishing to personalise their next home.

Please note that the sale of this property is subject to probate being granted.







## Property Features

- THROUGH LOUNGE: 30'1 x 11'5
- DINING ROOM: 10'6 x 8'9
- KITCHEN/BREAKFAST ROOM: 13'7 x 9'0
- SUN ROOM: 8'9 x 6'3
- UTILITY ROOM AND GUEST CLOAKROOM
- BEDROOM1: 25'11 x 11'5
- TWO FURTHER BEDROOMS
- BATHROOM
- GARAGE: 17'3 x 7'10
- 150FT SOUTH EAST FACING REAR GARDEN

## Agents Notes

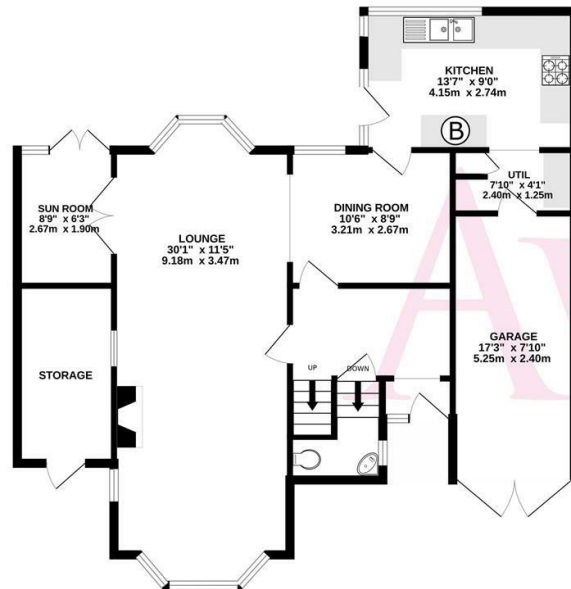
The property provides an abundance of light as many of the rooms enjoy a triple aspect, there are leaded light windows and gas central heating.

EPC RATING: E

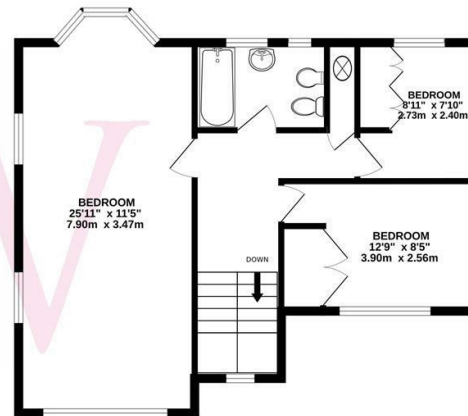
COUNCIL TAX BAND: G



GROUND FLOOR  
937 sq.ft. (87.0 sq.m.) approx.



1ST FLOOR  
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA: 1562 sq.ft. (145.1 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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