



JR Sales & Lettings

**Hawkshead Road
Little Heath**

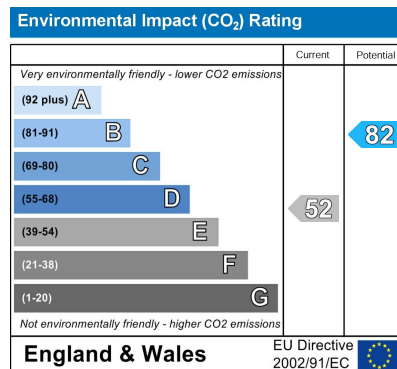
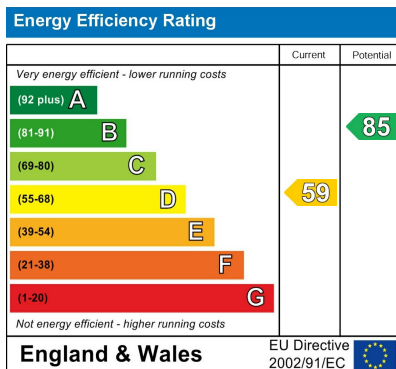


**£699,950
Freehold**

Offered Chain Free is this Fully Detached Chalet Styled Bungalow standing on a generous sized plot extending to 0.56 Acres. Situated in this popular residential area midway between Brookmans Park and Potters Bar. The front faces out to open country side and there are playing fields nearby.

The Bungalow is a project & offers huge scope to refurbish or rebuild, Planning was previous granted in 2007 for a new Detached House. Call for more details.

- **CHAIN FREE**
- **PREVIOUS PLANNING GRANTED FOR NEW HOUSE**
- **LOUNGE & DINING ROOM**
- **KITCHEN**
- **3 BEDROOMS**
- **2 LOFT ROOMS**
- **OWN DRIVE**
- **LARGE REAR GARDEN**
- **REDEVELOPMENT POTENTIAL**
- **APPROX 0.56 OF AN ACRE**



AGENTS NOTE

This Property Previously had planning granted for the demolition of the existing property and Building new 285m²/3068sqft Four Bedroom Detached House with Basement rooms. Planning Application: S6/2007/1725/FP

This planning has lapsed and the buyer would resubmit the application to Welwyn & Hatfield Council

Enclosed Storm Porch:-

9'6 x 6'11

Double Glazed doors to:-

Lounge:-

18'8 x 12'3

Tiled fireplace and hearth. Door to:-

Inner Hallway:-

Pull down aluminium ladder to:-

Front Loft Room:-

16'3 x 13'2

Window to the front. Solid fuel coal burner

Back Loft Room:-

13'3 x 10'

Windows to the rear. 'Ideal' gas fired boiler

Back on the Ground Floor:-

Dining Room:-

14'1 x 11'10

Double glazed bay window and casement door to the rear garden. Double radiator.

Fireplace with timber surround and marble inset and hearth fitted with a gas convector fire with coal effect. Range of built in storage cupboards. Open planned to:-

Kitchen:-

9'2 x 8'3

Stainless steel sink unit with mixer taps and cupboards under. Range of white fronted

floor and wall storage cupboards. Two wall cabinets with glazed sliding doors. Ceramic tiled floor. Plumbing for washing machine. Double glazed window to the rear garden and opaque door to the side way.

Bedroom 1:-

15'2 x 9'8

Double glazed window to the front. Double radiator.

Bedroom 2:-

14'11 x 9'7

Double glazed window to the rear. Built in storage cupboard.

Bedroom 3:-

13'7 x 8'

Double glazed windows to the front. Double radiator.

Tiled bathroom:-

White suite with enclosed bath with mixer tap and hand held shower attachment. Pedestal wash hand basin. Low flush wc suite. Opaque double glazed window to the side. Built in storage cupboard. Double radiator.

Outside:-

Rear of Property

The Gardens:-

Generous sized rear garden in need of cultivation with a rear spinny area. Outside water connection. Greenhouse. Gate to the front garden

Greenhouse:





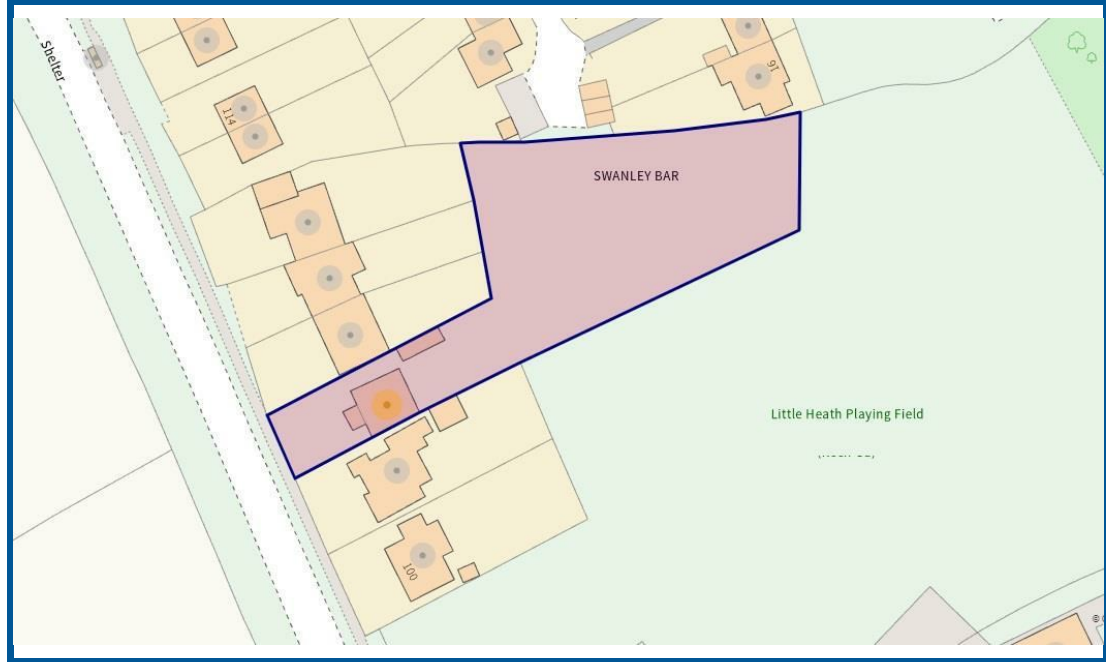




NORTH MYMMS



TL 2503
TL 2502



PREVIOUS PLANNING PASSED 2007



FLOORPLAN OF PREVIOUS PLANNING PASSED 2007

