





Heath Drive

A magnificent 5-bedroom family home retaining much character from the days it was constructed approximately 95 years ago sitting on a nice, gated plot with a wraparound landscaped garden.

The accommodation is light and airy and is arranged over 2 floors. On entering, there is a spacious, welcoming hall followed by 2 drawing rooms (both dual aspect) and an exceptional kitchen/dining room with bespoke kitchen units and integrated appliances. Off the kitchen is a study with bespoke cabinetry. There is also a utility and shower room to compliment the downstairs living space.

To the first floor is the dual aspect master bedroom with en-suite. There are a further 4 bedrooms and a family bathroom.

There is a double integral garage with parking to the front set beyond electric gates. The wrap around garden is enclosed by a wall with railings and shrubbery. The side garden is predominantly laid to lawn, whilst the rear garden has a patio with inset lawn and shrub features, all immaculately landscaped and maintained.



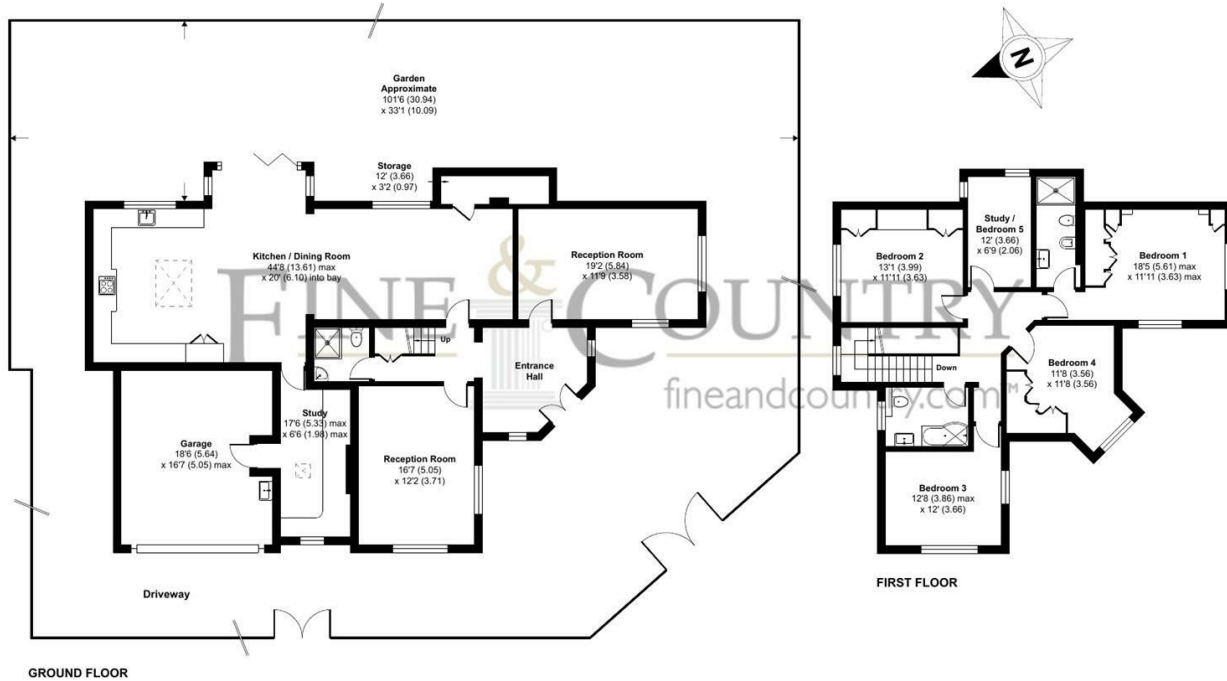
Located on this very desirable road the town's train station is a short distance away providing fast, direct access into London Finsbury Park, Kings Cross and Moorgate. There are extensive shopping facilities nearby as well as Potters Bar Golf Course and a variety of schooling catering for all age groups.

3 | 4 | 3

Tenure: Freehold
Council Tax Band: G
Local Authority: Hertsmere



Approximate Area = 2551 sq ft / 237 sq m (excludes garage)
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2023. Produced for Fine & Country. REF: 943376

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



Brookmans Park Sales
 Bradmore Green
 Brookmans Park
 Hertfordshire
 AL9 7QS

01707 662222
 fineandcountry.com
 brookmanspark@fineandcountry.com

