





Heath Road

An outstanding 5 bedroom detached family home with easy potential to create a downstairs annexe featuring 4 reception rooms, large frontage, a delightful, landscaped garden of approx. 180' and an external home office with wired internet, heating and aircon unit, located within this prestigious road in Little Heath.

Entering this wonderful home, a spacious hall with downstairs w.c. and turning staircase leads to all rooms. The bay fronted living room has a lovely open aspect to the front, wooden parquet flooring, log burning fireplace and double doors lead onto the sitting room. This room overlooks the beautiful garden with French doors leading to the rear and there is also wooden parquet flooring. The modern kitchen features an integrated oven, hob and extractor, inset sink unit, a range of base and eye level storage cupboards and wooden work tops. The kitchen leads on to the dining room, which is triple aspect with a roof light, making this room particularly bright and airy with sliding doors leading on to the garden terrace. The extended part of the property offers annexe potential as there is a bedroom with a modern en-suite as well as an additional room which could either be used as a reception room or as the 6th bedroom.

To the first floor, the master bedroom has a bay window overlooking the garden, a stunning en-suite shower room and walk-in wardrobe. There are an additional 3 double bedrooms and a luxurious family bathroom.

To the front is a driveway providing parking for a number of vehicles and a lawn area. The landscaped rear garden of approx. 180' is a delight to behold with a paved terrace, a timber gazebo (electricity connected), aluminium pergola (electricity connected), large lawn and mature shrub borders. The home office is located within the garden and boasts a wired internet connection, heating and aircon unit. To the rear of the garden are vegetable patches and apple trees.

Located on this particularly desirable road in Little Heath, Potters Bar train station is 0.6 of a mile away providing quick and direct access into London Finsbury Park and Kings Cross. Schooling is extremely well catered for nearby with Lochinver House, Stormont, Queenswood and Dame Alice Owens, amongst others, a short distance away.

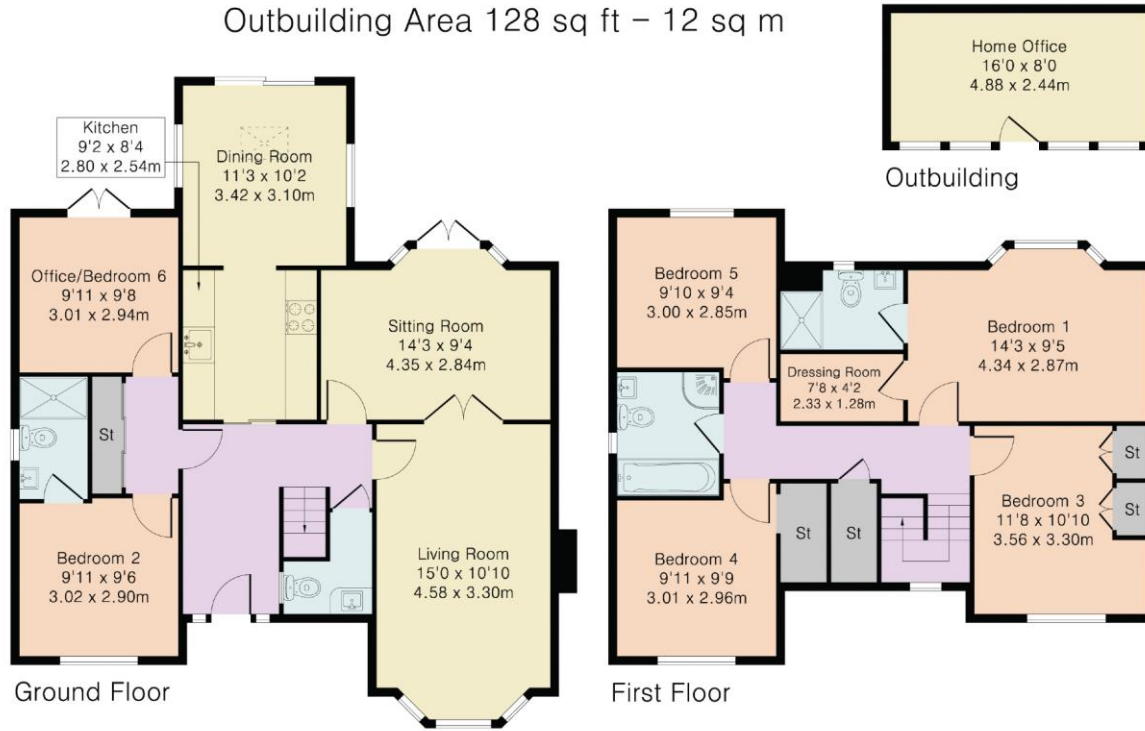


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Tenure: Freehold
Council Tax: Band G
Local Authority: Hertsmere



Approximate Gross Internal Area 1830 sq ft – 171 sq m
 Ground Floor Area 953 sq ft – 89 sq m
 First Floor Area 749 sq ft – 70 sq m
 Outbuilding Area 128 sq ft – 12 sq m



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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



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