





Heronfield

A superb opportunity to purchase this remodelled, extended and skillfully refurbished family home providing the incoming purchaser a modern, light and airy, quality home in a particularly pleasant location close to National Trust parkland.

Entering, the spacious hall leads to 2 downstairs double bedrooms which could be used as reception rooms, too, and there is a stunning, refitted 4-piece bathroom suite on the ground floor. The amazing entertainment/living space is a delight to behold with attractive units to the kitchen area, Quartz work surfaces and a breakfast bar. The lounge area features a fireplace and is open planned to the kitchen area and extended dining room which has space for an informal lounge area, too!

The oak stairs, with glass balustrade, leads to the open planned master bedroom suite which boasts a dressing area with fitted wardrobes, a luxurious en-suite and Juliet balcony offering fine views of the garden.

To the front is a block paved driveway leading to the garage and there is also an electric car charge point. The landscaped rear garden is extra wide with a variety of different areas to enjoy and relax. There is a terrace to enjoy al-fresco dining, a decked area underneath a pergola with outdoor kitchen and barbecue, another decked area which can be used to house a hot tub and there is a lovely summer house which is currently being used as a gym but could also be used as a home office or children's play area. The rest is laid to lawn.

The property is also located near beautiful country walks in nearby National Trust woods. The Great Wood, Firs Woods, Gobians Wood and Trent Country Park are a short drive away. Well regarded schools are well catered for in the area and include Little Heath Primary School and Dame Alice Owen's senior school.

The town's train station provides easy access to London Kings Cross in approx. 19 minutes train and London Finsbury Park in 12 minutes.



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Tenure: Freehold
Council Tax: Band E
Local Authority: Welwyn Hatfield

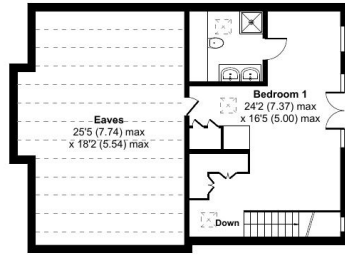


Heronfield, Potters Bar, EN6

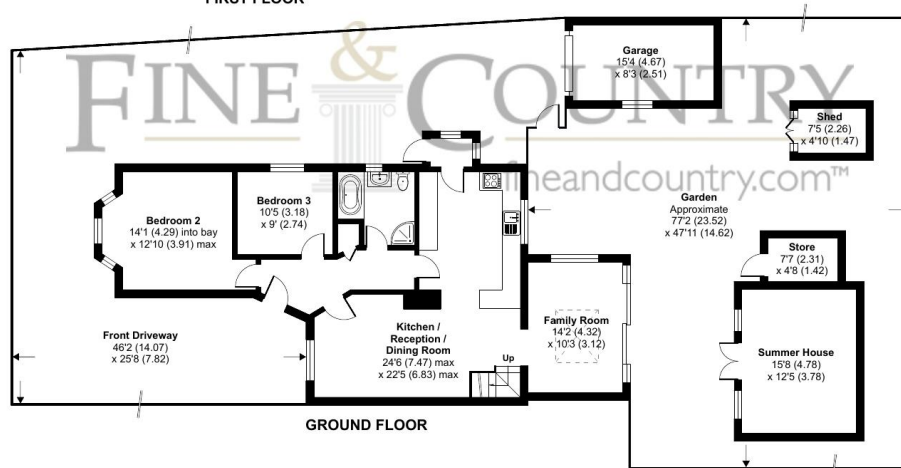
Approximate Area = 1421 sq ft / 132 sq m (excludes garage)
 Limited Use Area(s) = 442 sq ft / 41.1 sq m
 Outbuildings = 266 sq ft / 24.7 sq m
 Total = 2129 sq ft / 197.8 sq m

For identification only - Not to scale

Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Fine & Country. REF: 1030132



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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