



12 COOPERS ROAD, LITTLE HEATH, POTTERS BAR EN6 1JQ

Offers In The Region Of £475,000 | Freehold

ANDREW WARD EST. 1988
ESTATE AGENTS



Property Overview

Located in the highly sought after Little Heath area of Potters Bar and just moments away from National Trust Land, a truly charming and characterful two double bedroom end of terrace Victorian cottage, which we understand dates back to circa 1880. The accommodation comprises a lounge which has a deep bay window to the front, a kitchen/dining room, a utility room and a contemporary ground floor bathroom. To the first floor there are two good sized bedrooms.

Externally, the front garden is paved, whilst the mature 50ft westerly facing rear garden has been well maintained with a large paved terrace and a pretty side passage with access to the front.





Property Features

- LOUNGE: 12'6 x 9'10
- KITCHEN/DINING ROOM: 12'10 x 12'7
- UTILITY ROOM: 6'10 x 6'6
- DOWNSTAIRS BATHROOM
- DOUBLE GLAZED WINDOWS
- BEDROOM 1: 13'5 x 10'6
- BEDROOM 2: 13'5 x 9'10
- 50FT WESTERLY FACING REAR GARDEN
- GAS CENTRAL HEATING
- HIGHLY RECOMMENDED

Agents Notes

Features include fitted cupboards and display shelving to the lounge, the kitchen/dining room has french doors to the rear garden, the utility room has been plumbed for both washing and drying machines and the bathroom is fitted with a shower/bath and a vanity wash hand basin.

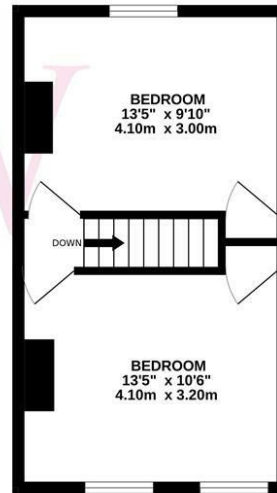
EPC RATING: D

COUNCIL TAX BAND: D

GROUND FLOOR
376 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 661 sq.ft. (61.5 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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