



1 GOBIONS WAY, POTTERS BAR EN6 1NW

Guide Price £600,000 | Freehold

ANDREW WARD^{EST 1988}
ESTATE AGENTS



Property Overview

****RARELY AVAILABLE**** A delightful semi detached cottage with a charming wrap-around garden, off street parking and a garden office. The property offers a balance of silence, tranquility and countryside.

Tucked away in this fabulous semi-rural setting yet a few minutes from Potters Bar and Brookmans Park mainline stations with fast access to central London. This beautifully presented chain free three bedroom semi detached period cottage boasts an abundance of character features. It backs onto the ancient Gobions Wood, an area of outstanding beauty and Bolton's Farm which sells fresh eggs, milk, honey etc.

The accommodation comprises a welcoming entrance hall, guest cloakroom, the lounge has a feature brick fireplace with a brand new wood stove, the morning room has a feature fireplace, the kitchen/breakfast room is fitted with granite worktops, inset Belfast sink, a gas Aga with two ovens, hot plate and simmering plate. The Aga heats the water for the entire house and a separate boiler provides central heating. The kitchen has a stable door to side, window overlooking traditional Japanese garden and a vaulted ceiling with two Velux overhead double glazed skylights with remote control electric opening. To the first floor the principal bedroom has a feature fireplace, with two further bedrooms and a shower/wet room.

Externally, the front garden is laid to lawn, orchard, shrubs and vegetable patch. The garden office is fully insulated with power and lighting and the Japanese garden includes a water feature, Buddha and seating designed for tranquility and solitude. The concrete garage has power and lighting and a brand new up and over garage door.





Property Features

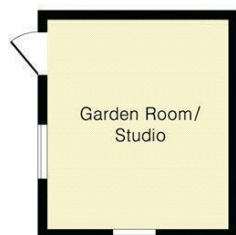
- LOUNGE: 16'9 x 12'10
- DINING/MORNING ROOM: 11'0 x 10'2
- KITCHEN/BREAKFAST ROOM: 16'4 x 10'6
- GUEST CLOAKROOM
- GARAGE: 17'10 x 7'10 AND OFF STREET PARKING
- BEDROOM 1: 14'1 x 10'6
- BEDROOM 2: 11'0 x 6'1
- BEDROOM 3: 10'6 x 9'0
- SHOWER/WET ROOM
- OFFICE/GARDEN ROOM

Agents Notes

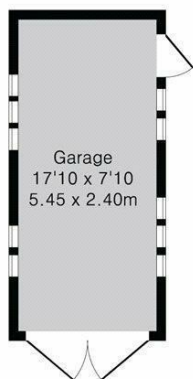
The property is spacious, light and incredibly cosy, a gated landscaped and wrap-around garden, and there is a separate gas boiler for the central heating system located in the loft.

EPC RATING: D

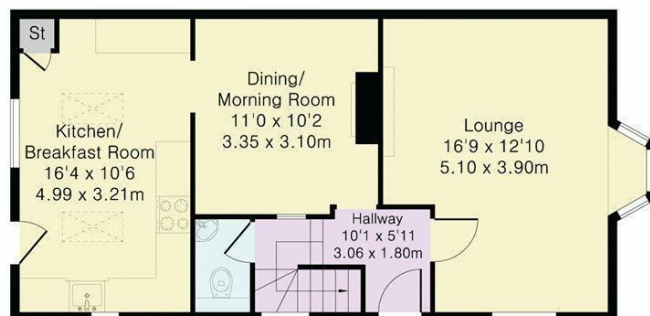
COUNCIL TAX BAND: E



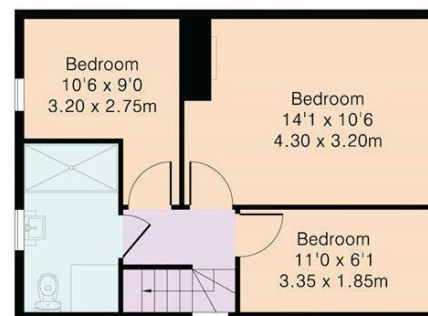
Outbuilding



Garage



Ground Floor



First Floor

Approximate Gross Internal Area 1109 sq ft – 103 sq m
 Ground Floor Area 565 sq ft – 53 sq m
 First Floor Area 403 sq ft – 37 sq m
 Garage Area 141 sq ft – 13 sq m



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