



Grey Gables, 43A Heath Drive, Potters Bar, EN6 1EJ
£1,400,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Situated within just under a fifth of an acre plot, this three/four bedroom detached house has been completely refurbished within the last four years and features three en-suite bedrooms, downstairs shower room, kitchen/family/dining room, lounge, generous hallway, Cat 6 cabling throughout, secluded gardens to two sides and ample parking.



- SITUATED ON A FIFTH OF AN ACRE PLOT
- THREE/FOUR BEDROOM DETACHED HOUSE
- THREE EN-SUITE BEDROOMS
- DOWNSTAIRS SHOWER ROOM
- DOWNSTAIRS BEDROOM/STUDY
- KITCHEN/FAMILY/DINING ROOM
- LOUNGE
- GENEROUS HALLWAY
- SECLUDED GARDEN TO TWO SIDES AND AMPLE PARKING
- FREEHOLD. COUNCIL TAX BAND G - HERTSMERE COUNCIL



Front door opens into:

ENTRANCE HALL

15' x 10'7 (4.57m x 3.23m)

Wood effect tiled flooring and skirting with under floor heating. Feature double width glazed doors opening into:

KITCHEN/FAMILY/ DINING ROOM

35'7 x 14'5 (widening to 17'9) (10.85m x 4.39m (widening to 5.41m))

Kitchen area

Range of shaker style grey wall and base units and island unit. featuring cupboards and drawers. Quartz work tops ,upstands and window sill. Inset stainless steel sink. Electric Aga range with four ovens and a hot plate. Integrated fridge freezer. Wine cooler. Neff electric fan oven. Neff dishwasher. Extractor hood over range. Tiled splashback over range. Continuing wood effect tiled floor with under floor heating. LED ceiling spotlights and downlighters. Double glazed window to rear.

Dining area

Continuing wood effect tiled flooring with under floor heating. Three panelled double glazed bi-fold doors to rear.

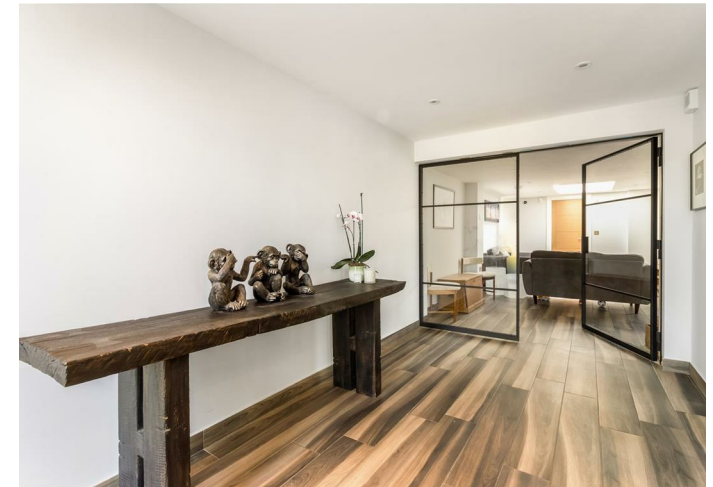
Family area

Continuing flooring. LED ceiling spotlights. Double glazed Velux roof dome with electric opening. Wall mounted TV aerial and power point. Feature free standing log burner.

UTILITY ROOM

9'6 x 8'6 (2.90m x 2.59m)

Continuing flooring from kitchen. Matching base units from kitchen with quartz work tops , upstand and window sill. Double glazed window and casement door to side. Free standing pressurised hot water tank. Wall mounted electric consumer unit. Wall mounted gas meter. Worcester gas central heating boiler. Space for American style fridge freezer. Space for tumble drier. Space for washing machine.



LOUNGE

21'7 x 12'4 (6.58m x 3.76m)

Continuing wood effect tiled flooring with under floor heating. Gazco hole in the wall style log effect gas fire. Wall mounted tv aerial point and power point. LED ceiling spotlights. Double glazed double width casement doors to garden. Fitted cupboards housing under floor heating valve control.

DOWNSTAIRS CLOAK/SHOWER ROOM

7' x 6'2 (2.13m x 1.88m)

White suite comprising shower base and overhead and hand shower. Top flush WC. Vanity top wash basin with drawers below. Wood effect tiled flooring with under floor heating. Tiled walls. LED ceiling spotlights. Extractor fan. Frosted double glazed window to side. Chrome heated towel rail.

STUDY/ BEDROOM FOUR

14' x 10'4 (4.27m x 3.15m)

Wood effect tiled flooring with under floor heating. LED ceiling spotlights. Double glazed double width casement doors to garden.

FIRST FLOOR LANDING

Approached via a straight flight staircase. Laminate wood effect flooring. Double glazed Velux skylight to side. Access to boarded loft via wooden fold away ladder with light,

BEDROOM ONE

15'9 x 13'5 (narrowing to 9'8) (4.80m x 4.09m (narrowing to 2.95m))

Laminate wood effect flooring. Fitted wardrobes with hanging rails and shelving. Double radiator. Double glazed Dorma window to front. Vaulted ceiling with LED spotlights. Bedside lights with light control.

EN-SUITE SHOWER ROOM

8' x 5'6 (2.44m x 1.68m)

White suite comprising large shower base with glass shower screen, overhead shower and hand held shower attachment. Vanity top wash basin with drawer below. Top flush WC. Tiled walls. Tiled floor. Chrome heated towel rail. Extractor fan. LED ceiling spotlights. Under floor heating. Frosted double glazed window to rear.







Ground Floor
Area: 119.3 m² ... 1284 ft²



First Floor
Area: 75.5 m² ... 812 ft²



Heath Drive, Potters Bar, EN6 1EJ

Total Area: 194.7 m² ... 2096 ft²

All measurements are approximate and for display purposes only



EN-SUITE BATHROOM/SHOWER ROOM

9'4 x 6'2 (2.84m x 1.88m)
 White suite comprising shower base with overhead and hand shower. Bath with mixer tap and shower attachment. Top flush WC. Vanity top wash basin with drawer below. Tiled walls and tiled floor. Chrome heated towel rail. Extractor fan. LED ceiling spotlights. Frosted double glazed window to side. Under floor heating.

BEDROOM THREE

14'5 x 11' (4.39m x 3.35m)
 Laminate wood effect flooring. Double radiator. Double glazed window to rear with distant countryside views. LED ceiling spotlights. Fitted wardrobes, drawer unit and shelving.

EN-SUITE SHOWER ROOM

9'4 x 6'2 (2.84m x 1.88m)
 White suite comprising large shower base, glass screen, overhead and hand shower. Vanity top wash basin with double drawers below. Top flush WC. Tiled walls and floor. with under floor heating. LED ceiling spotlights. Extractor fan. Frosted double glass window to side. Chrome heated towel rail.

BEDROOM TWO

14'3 x 10'10 (4.34m x 3.30m)
 Laminate wood effect flooring. Double radiator. Double glazed window to front. LED ceiling spotlights.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
70	82	C	C
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	

EXTERIOR

Property sits virtually central to its own plot. Therefore has secluded usable gardens to either side.

FRONT EXTERIOR

53' x 28' backing South. Very well landscaped garden with patio featuring inset bed. Main lawned area with surrounding flower and shrub borders. Fencing to two sides. Deep shrubs and hedging to the third side. Driveway and parking. Property features 97' approach to the front door. Paved area in front of front door and flower and shrub borders. Most of which is a granite chipped driveway with parking for several cars. Also a further 40' x 36' parking area again with granite chips and flower and shrub borders. Which is secluded from the road by mature hedging and the front garden via timber fencing .

SIDE GARDEN

Wide paved walk way and flower and shrub border.

EXTERIOR REAR

40' x 50' again well landscaped with large patio, flower and shrub borders and lawned area. Timber Garden shed. Well secluded with hedging and fencing. External lighting.

Remote controlled mood lighting for driveway, front and rear gardens.

Freehold. Council tax G - Hertsmere council

Property Information

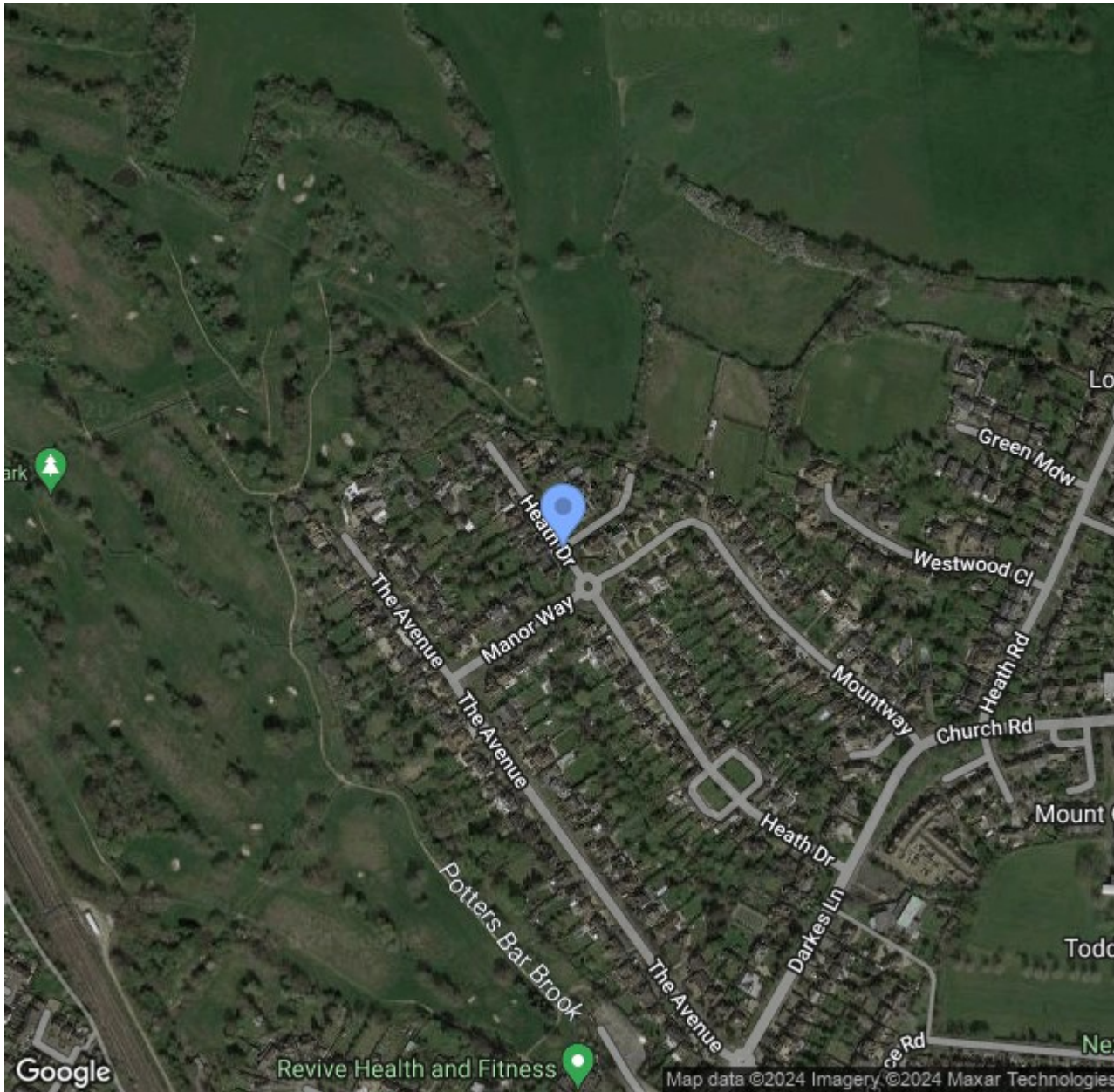
We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain



professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.







The Estate Office, 48A The Broadway, Potters Bar, Herts., EN6 2HW
t. 01707655466 | e. sales@duncanperry.co.uk |
www.propertysoftwaregroup.com

