



**4 Grangewood, Little Heath, Herts, EN6 1SH**  
**£799,950**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL



Available CHAIN FREE is this extended 3-bedroom detached property in a sought-after location, within easy reach of desirable schools, shops and station. Accommodation briefly comprises of 2 reception rooms, kitchen/breakfast room, cloakroom, good size garden, large garage and off-street parking. Scope to extend further (STPP).



- CHAIN FREE THREE BEDROOM DETACHED PROPERTY
- SOUGHT AFTER LOCATION
- WITHIN EASY REACH OF SHOPS, SCHOOLS AND STATION
- TWO RECEPTION ROOMS
- KITCHEN / BREAKFAST ROOM
- DOWNSTAIRS CLOAKROOM
- GOOD SIZED GARDEN
- LARGE GARAGE AND OFF STREET PARKING
- SCOPE TO EXTEND FURTHER
- COUNCIL TAX BAND G - WELWYN & HATFIELD COUNCIL





Composite front door with obscure glass central panel with matching side lights. Opens into

### HALLWAY

Coving to ceiling. Double radiator. Turn flight of stairs to first floor. Storage cupboard with shelf and hanging rail.

### CLOAKROOM

Features top flush close coupled W.C. Corner sink set within vanity unit with mixer tap and storage cupboards below. Single radiator. White UPVC double glazed window to side. Door through to

### LOUNGE

Accessed via double doors from hallway. Feature gas fireplace set within a limestone hearth and surround. Double radiator. White UPVC double glazed window to front.

### KITCHEN / BREAKFAST ROOM

Breakfast room section

Coving to ceiling. Double radiator. White UPVC double glazed window to side. Wall lights and under stairs storage cupboard accessed via wooden bi-folding doors. Open aspect leading through to

Kitchen section

Fitted with a range of wood wall, drawer and base units with white worktops above and tiled splashbacks. Space for slimline dishwasher. Space for washing machine. Bosch double oven. 4-ring electric hob with concealed extractor above. Integrated fridge. Integrated freezer. Spotlights to ceiling. Tiled floor. White UPVC double glazed window to rear. White UPVC casement door to side. Leading from breakfast room through to open aspect

### LOUNGE / DINER

Dining room section

Coving to ceiling. Open aspect leads through to

Lounge section

Coving to ceiling. Spotlights to ceiling. Single radiator. White UPVC sliding patio doors to rear.



### FIRST FLOOR LANDING

White UPVC double glazed window to side. Access to loft.

### BEDROOM ONE

Double radiator. Fitted wardrobes in dark wood with central mirrored section. White UPVC double glazed window to front.

### BEDROOM TWO

Coving to ceiling. Double radiator. White UPVC double glazed window to rear.

### BEDROOM THREE

Single radiator. White UPVC double glazed window to front.

### FAMILY BATHROOM

Fitted with a white suite comprising of shower / bath with mixer taps and wall mounted Aqualisa shower controls and fixed overhead showerhead. Sink set within vanity unit with mixer tap and storage cupboards below. Shaver point, W.C. with concealed cistern and integrated flush. Single radiator. Spotlights to ceiling. Cupboard with louver doors housing boiler and hot water cylinder. Tiled walls. White UPVC double glazed obscure glass window to rear.

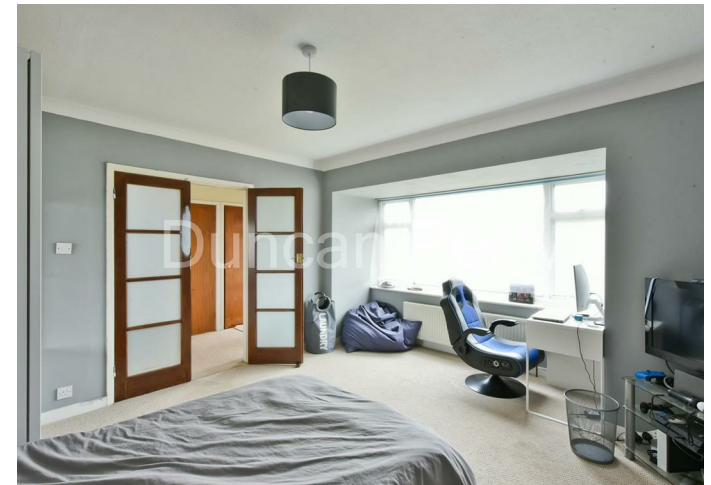
### REAR GARDEN

90' approximately (27.43m approximately)

Accessed either from kitchen or from patio doors. Leads onto paved patio area. Outside tap. Outside lighting. Steps up to main section of garden retained by low level wall. Lawned with mature hedging and mixed planting. To rear is a timber pergola and timber shed.

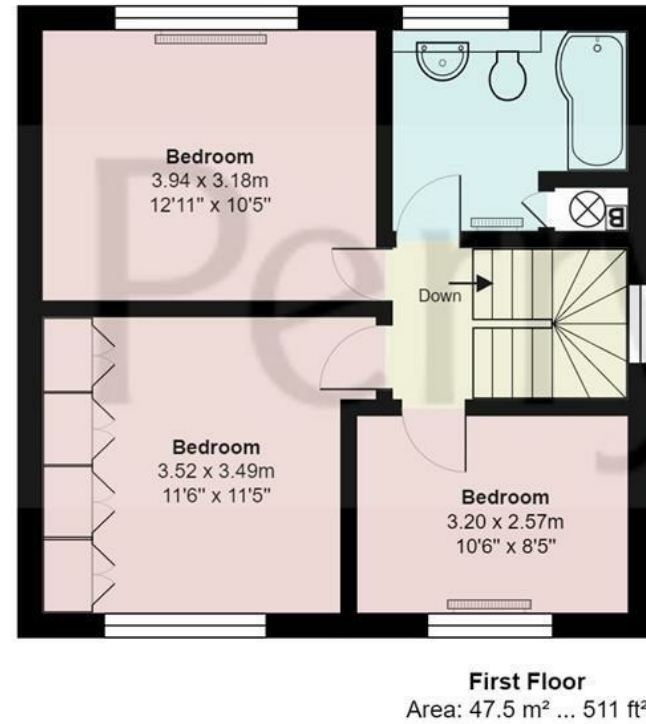
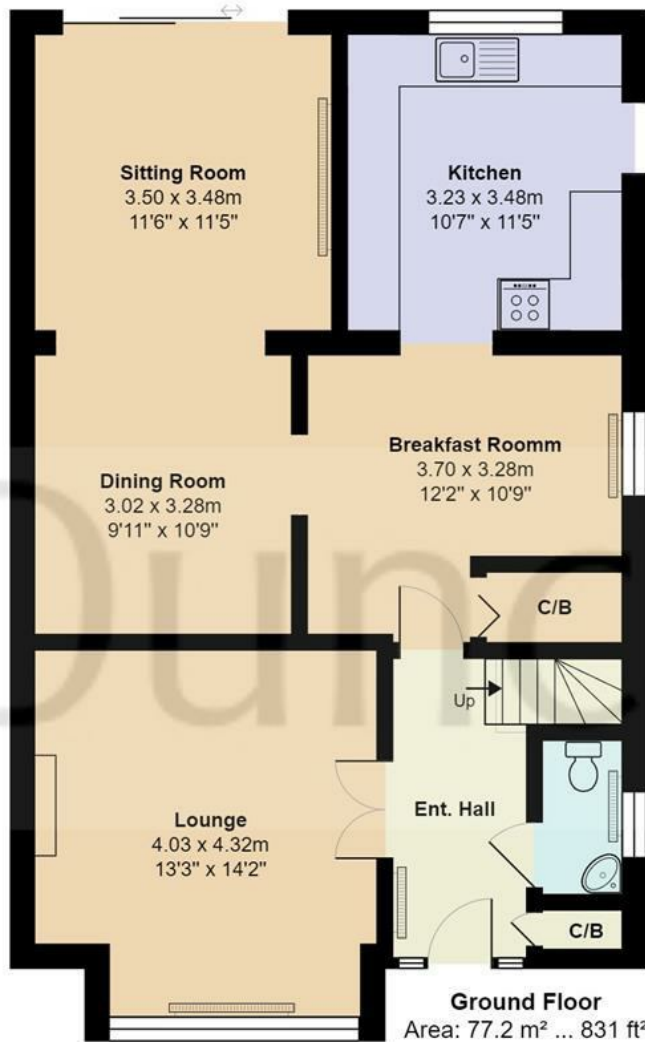
### GARAGE

Accessed via courtesy door from garden or from an automated up and over door to front. Power and lighting. White UPVC double glazed window to front.









## Grangewood, Hertfordshire EN6

Total Area: 150.2 m<sup>2</sup> ... 1617 ft<sup>2</sup>

All measurements are approximate and for display purposes only

# Duncan Perry





Tenure - Freehold. Council tax band G - Welwyn & Hatfield 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.

**FRONT OF PROPERTY**

Paved area providing off street parking. Lawned section with mixed border. Gated access to rear of property and automated up and over garage door. Step up to front door with open canopy above with spotlight and external gas meter.

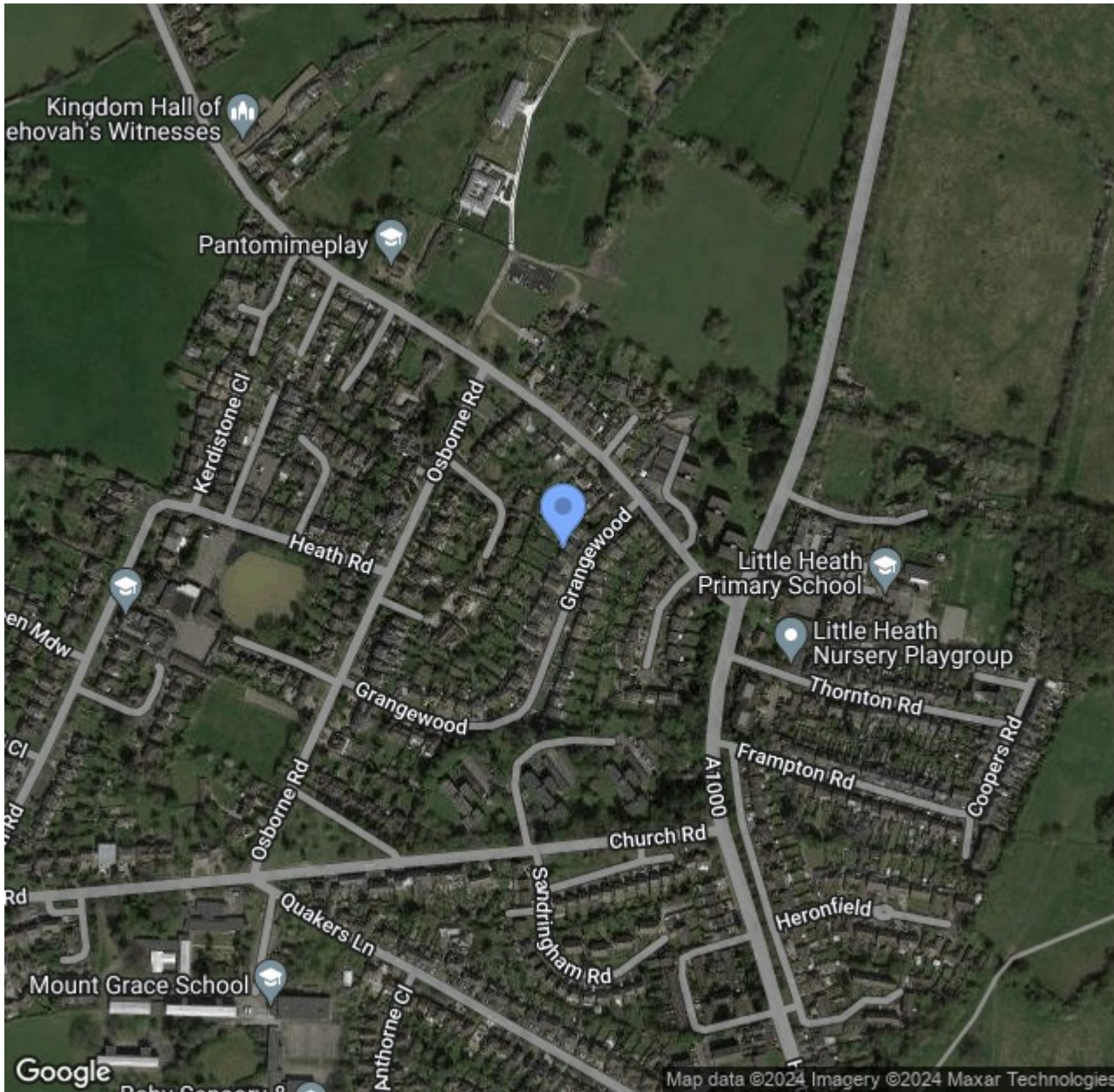


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Very environmentally friendly - lower CO <sub>2</sub> emissions
95-100 A	95-100 A	100-100 A	100-100 A
81-94 B	81-94 B	95-99 B	95-99 B
69-80 C	69-80 C	80-94 C	80-94 C
55-68 D	55-68 D	65-79 D	65-79 D
44-54 E	44-54 E	50-64 E	50-64 E
35-43 F	35-43 F	35-49 F	35-49 F
2-34 G	2-34 G	10-34 G	10-34 G
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions	Not environmentally friendly - higher CO <sub>2</sub> emissions
1-10 H	1-10 H	1-9 H	1-9 H

Energy Efficiency Rating: Current **68**, Potential **78**  
 Environmental Impact (CO<sub>2</sub>) Rating: Current **68**, Potential **78**

England & Wales EU Directive 2002/91/EC  
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The Estate Office, 48A The Broadway, Potters Bar, Herts., EN6 2HW  
t. 01707655466 | e. sales@duncanperry.co.uk |  
www.propertysoftwaregroup.com

