



9 Thornton Road, Potters Bar, Herts, EN6 1JJ
£650,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Close to Little Heath Primary School this Carefully Extended 4 Bedroom Semi Detached Victorian Cottage, featuring Through Lounge Dining room, integral Garage and off Street Parking to Front.



- EXTENDED VICTORIAN COTTAGE
- FOUR BEDROOMS
- LOUNGE/DINING ROOM
- KITCHEN
- STUDY
- BATH SHOWER ROOM
- FIRST FLOOR W.C. AND GROUND FLOOR W.C.
- 75' REAR GARDEN
- INTEGRAL GARAGE & OFF STREET PARKING
- TENURE - FREEHOLD. COUNCIL TAX BAND E - WELWYN & HATFIELD COUNCIL

COVERED ENTRANCE PORCH

Part frosted panelled Entrance Door opens into:

ENTRANCE HALL

Single radiator, quality wood effect vinyl flooring, double width fitted glazed doors open into:

DUAL ASPECT LOUNGE/DINING ROOM

23'2 x 11'8 (7.06m x 3.56m)

Quality wood effect vinyl flooring, feature open fireplace, double glazed windows to front and rear, two double radiators,.

KITCHEN

10'10 x 10' (3.30m x 3.05m)

Range of medium light wood grain wall and base units comprising of cupboards and drawers, stone effect working surfaces with one and half bowl stainless steel sink with mixer tap and single drainer, space for dual fuel range style cooker with corresponding splashback and Technic extractor hood above, space for washing machine, dishwasher, tumble dryer and fridge/freezer, double glazed window to rear, ceiling spotlights, tiled floor.

GROUND FLOOR WC

White suite comprising top flush w.c., tiled floor, single radiator.

STUDY

9'9 x 7'3 (2.97m x 2.21m)

Continuation of tiled flooring, double radiator, double width double glazed casement doors to rear garden.

FIRST FLOOR LANDING

Approached via a straight flight staircase from the entrance hall.

BEDROOM ONE

14'8 x 12'1 narrowing to 8'5 (4.47m x 3.68m narrowing to 2.57m)

Single radiator, double glazed window to front, access to loft, LED ceiling spotlights.



BEDROOM TWO

11'10 x 10'6 (3.61m x 3.20m)

Fitted wardrobes, double radiator, wood effect flooring, double glazed window to front.

BEDROOM THREE

10'4 x 8'8 (3.15m x 2.64m)

Single radiator, wood effect flooring, access to loft, double glazed window to rear.

BEDROOM FOUR

9'3 x 7'3 narrowing to 4'3 (2.82m x 2.21m narrowing to 1.30m)

This room is 'L' shaped. Single radiator, double glazed windows to rear.

BATH/SHOWER ROOM

10'9 x 7' (3.28m x 2.13m)

White suite comprising bath with grab handles, mixer tap and shower attachment. Shower base with glass cubicle, pedestal wash hand basin, tiled to splash areas, chrome radiator, quality wood effect vinyl flooring, frosted double glazed window to rear, built-in airing cupboard housing Valiant gas central heating boiler.

SEPARATE W.C.

White suite comprising top flush w.c., frosted double glazed window to rear, quality wood effect vinyl flooring, single radiator.

EXTERIOR

REAR GARDEN

75' maximum depth x 27'7 at widest point (22.86m maximum depth x 8.41m at widest point)

Immediately adjoining the property is a small patio area leading to a lawned garden with inset flower ,and shrub beds/borders. To the rear of the garden are two apple trees. The garden is well secluded with timber fence panelling and hedging. Small vegetable plot to rear, gated pedestrian side access to front.







Ground Floor
Area: 63.5 m² ... 683 ft²



First Floor
Area: 60.5 m² ... 651 ft²



Thornton Road, Little Heath, Potters Bar, EN6 1JJ

Total Area: 124.0 m² ... 1334 ft² (excluding garden)

All measurements are approximate and for display purposes only



TIMBER SUMMERHOUSE

9' x 9' being internal measurements (2.74m x 2.74m being internal measurements)
 Windows to either side, door to front, lighting and power.



FRONT

Predominantly bloc-paved for parking with flower bed border, external lighting point.

INTEGRAL GARAGE

16'10 x 8'6 (5.13m x 2.59m)

Up and over door to front, wall mounted electric consumer unit and gas meters, light and power connected.

AGENTS NOTE: This could be converted into a further reception room subject to Building Regulations.

Freehold

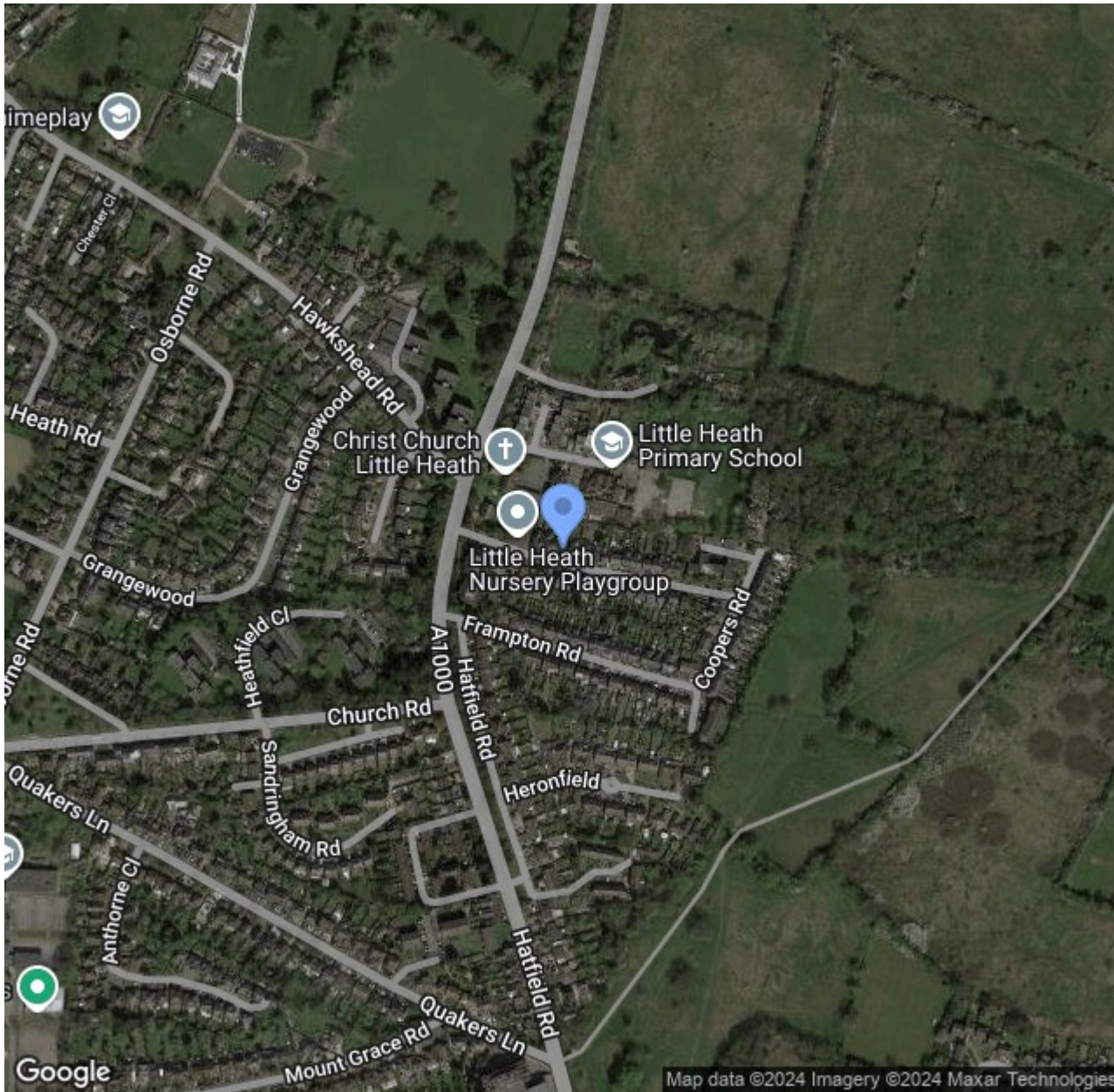
Council Tax Band E -
 Welwyn & Hatfield Council

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions
91-100 A	81-90 B	100-100 A	100-100 A
81-90 B	71-80 C	95-100 B	95-100 B
71-80 C	61-70 D	90-95 C	90-95 C
61-70 D	51-60 E	85-90 D	85-90 D
51-60 E	41-50 F	80-85 E	80-85 E
41-50 F	31-40 G	75-80 F	75-80 F
31-40 G	21-30 H	70-75 G	70-75 G
21-30 H	1-20 I	65-70 H	65-70 H
1-20 I	1-20 I	60-65 I	60-65 I
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
England & Wales	England & Wales	England & Wales	England & Wales
8.4	68		



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

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL