



**9 Thornton Road, Potters Bar, Herts, EN6 1JJ**  
**£637,000**

**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)

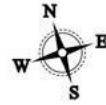
Immediately adjoining the property is a small patio area leading to a lawned garden with inset flower ,and shrub beds/borders. To the rear of the garden are two apple trees. The garden is well secluded with timber fence panelling and hedging. Small vegetable plot to rear, gated pedestrian side access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







**Ground Floor**  
Area: 63.5 m<sup>2</sup> ... 683 ft<sup>2</sup>



**First Floor**  
Area: 60.5 m<sup>2</sup> ... 651 ft<sup>2</sup>

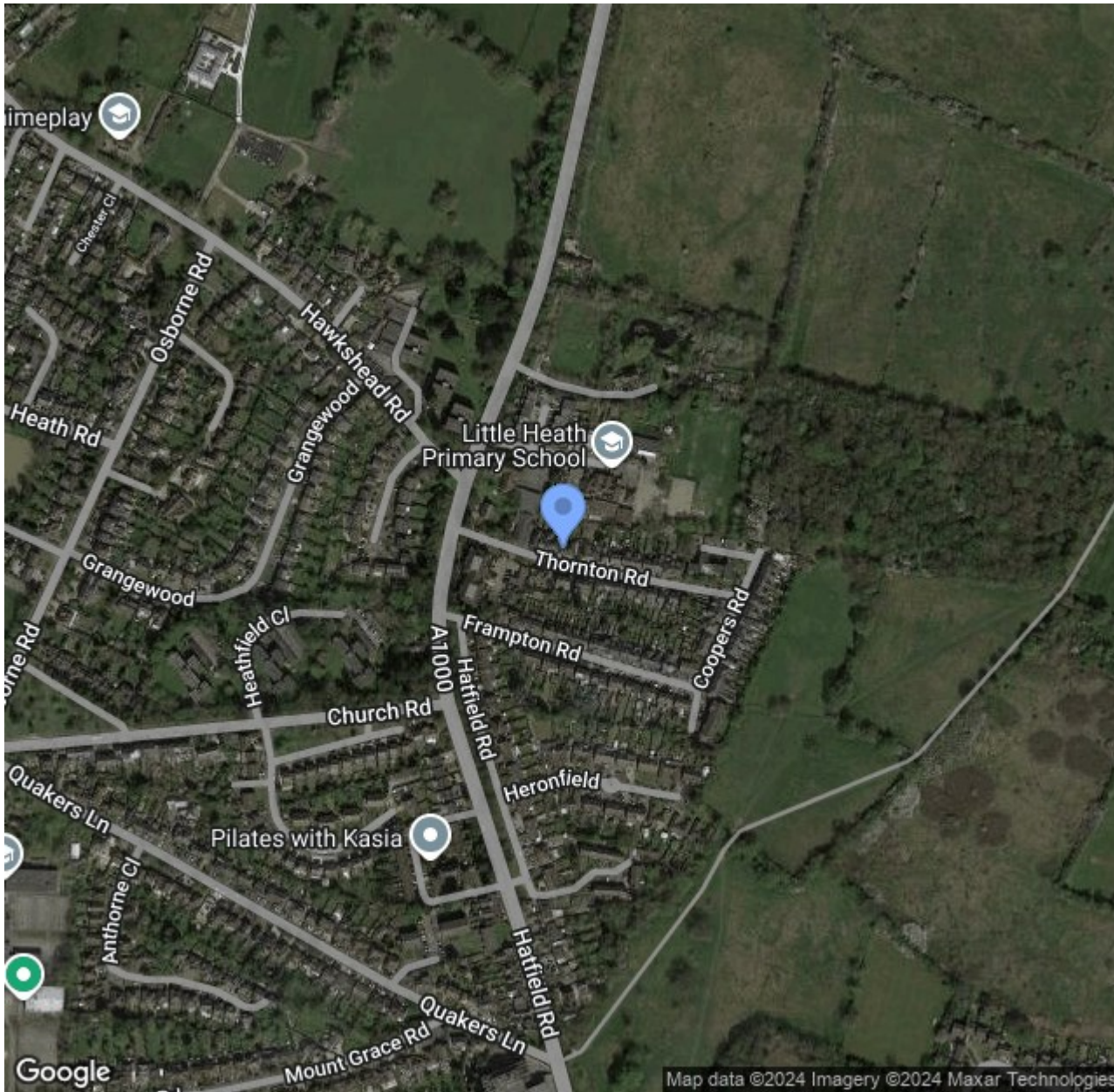


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Total Area: 124.0 m<sup>2</sup> ... 1334 ft<sup>2</sup> (excluding garden)

All measurements are approximate and for display purposes only





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