



4 Anthorne Close, Potters Bar, Herts, EN6 1RW
£649,950

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Four bedroom detached house situation in a cul-de-sac location off Quakers Lane in Little Heath. Property offers en-suite shower to bedroom one. Lounge, conservatory and kitchen / diner. Garage and own driveway. Backing Westerly.



- FOUR BEDROOM DETACHED HOUSE
- SITUATED IN CUL-DE-SAC LOCATION OFF OF QUAKERS LANE IN LITTLE HEATH
- ENSUITE BATHROOM TO BEDROOM ONE
- DOWNSTAIRS CLOAKROOM
- LOUNGE / CONSERVATORY AND KITCHEN / DINER
- GARAGE
- OWN DRIVEWAY
- WESTERLEY ASPECT GARDEN
- TENURE - FREEHOLD. COUNCIL TAX BAND G - HERTSMERE COUNCIL
- VIEWING RECOMMENDED



Covered porchway. Part frosted, glazed front door opens into

ENTRANCE HALL

Laminate wood effect flooring. Double radiator. Under stairs storage cupboard.

DOWNSTAIRS CLOAKROOM

Close coupled W.C. Wall mounted wash basin with cupboard below. Splashback tiling. Laminate wood effect flooring. Single radiator. Frosted double glazed window to side.

LOUNGE

18'10 x 12'2 (5.74m x 3.71m)

TV aerial point. Ceiling spotlights. Two double radiators. Double glazed sliding door opening into

CONSERVATORY

15'4 x 9'9 (4.67m x 2.97m)

Two radiators. Brick built dwarf wall with timber framing and double glazed windows above. Polycarbonate pitched roof. Double width, double glazed side casement doors to garden. N.B. Outside timber work on this conservatory is in very poor state of repair and will need replacing.

KITCHEN / DINER

18'10 x 11'10 (5.74m x 3.61m)

Widening to 15'.

Kitchen area

Range of cream hi-gloss wall and base units featuring cupboards and drawers. Quartz worktops with inset one and a half bowl sink unit. NEFF 5-ring gas hob with corresponding extractor hood above. Separate NEFF electric fan oven. Amica microwave, Space for washing machine. Space for dishwasher. Integrated fridge / freezer. Concealed Valliant gas central heating boiler. Splashback tiling. Concealed downlighters. Laminate wood effect flooring. Double radiator. Double glazed window to front. Frosted glazed casement door to side.

Dining area

Continuation of laminate wood effect flooring. Single radiator. Ceiling spotlights. Telephone point. Double glazed window to front.



FIRST FLOOR LANDING

Approached via turn flight of stair case from hallway.
Access to loft.

BEDROOM ONE

10'10 x 10'9 (3.30m x 3.28m)

Single radiator. TV aerial point. Double glazed window to front.

ENSUITE SHOWER ROOM

5'9 x 5'0 (1.75m x 1.52m)

White suite comprising corner shower base with glass cubicle. Wall mounted wash basin and top flush W.C. Tiled walls. Tile effect floor covering. Chrome heated towel rail. Ceiling spotlights and extractor. Frosted double glazed window to side.

BEDROOM TWO

12'4 x 9'4 (3.76m x 2.84m)

Single radiator. Double glazed window to rear.

BEDROOM THREE

15'4 7'9 (4.67m x 2.36m)

Single radiator. Double width built in over stairs cupboard. Double glazed window to front.

BEDROOM FOUR

9'3 x 8'4 (2.82m x 2.54m)

Single radiator. Double glazed window to rear.

BATHROOM

6'0 x 5'10 (1.83m x 1.78m)

Comprising bath with shower mixer. Wall mounted wash basin. Top flush W.C. Chrome heated towel rail. Tiled walls. Tiled effect floor covering. Ceiling spotlights and extractor. Frosted double glazed window to side.

EXTERIOR REAR

40' x 33 (12.19m x 10.06m)

Backing west. Starting from rear of property with small paved patio. Remainder of garden predominately lawned with flower and shrub borders to three sides. Timber fencing to three sides. Access to

BRICK BUILT DETACHED GARAGE

17'2 x 9'4 (5.23m x 2.84m)

Up and over door to front. Power and lighting. Access door to rear and garden. Access to front from rear garden via sideway and timber gate.







Anthorne Close, Hertfordshire EN6

Total Area: 142.5 m² ... 1533 ft²

All measurements are approximate and for display purposes only

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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.

EXTERIOR FRONT

Predominately laid to lawn. Tarmacadam driveway providing parking. External lighting point. Small bay hedge.

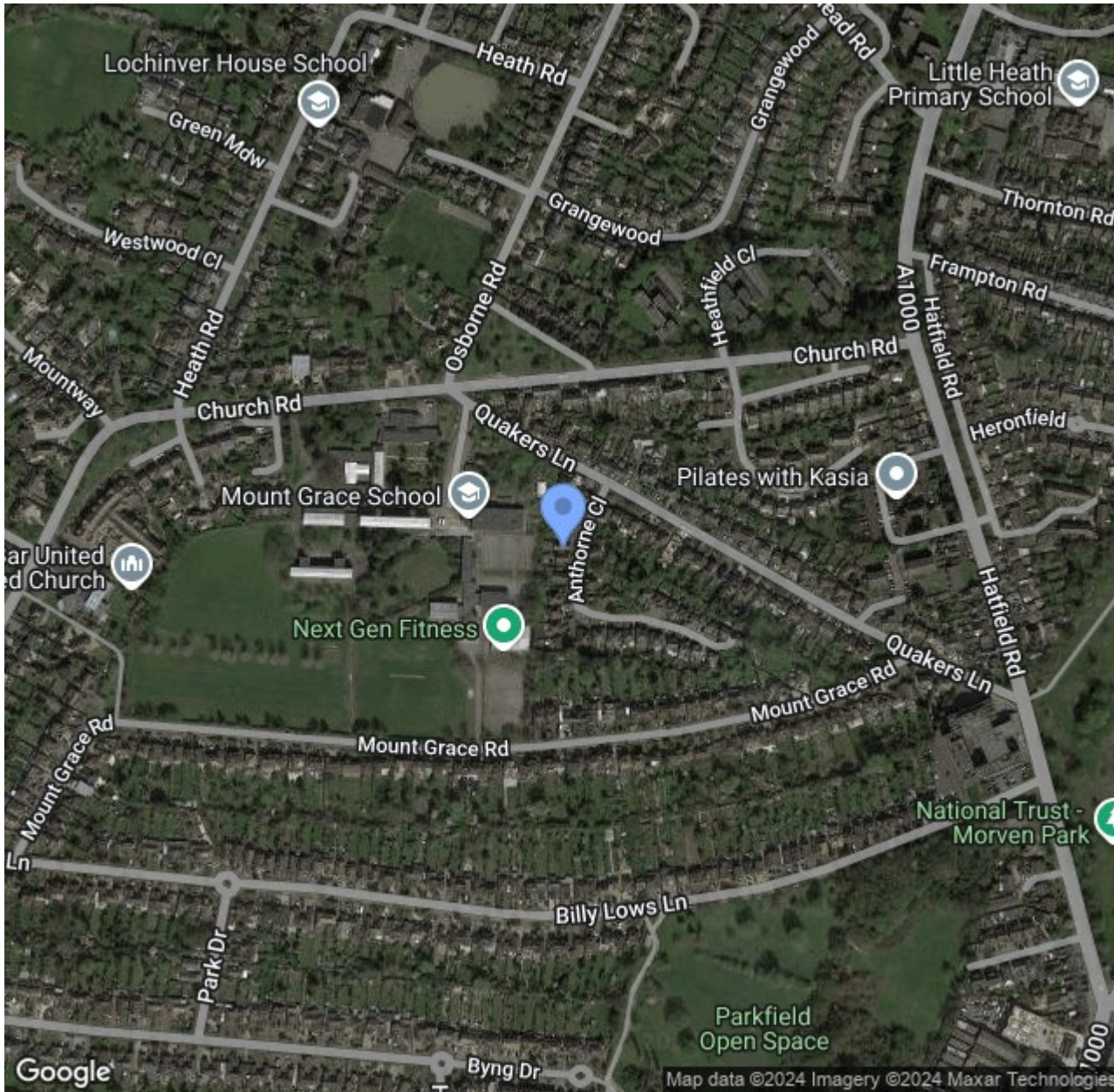
Tenure - Freehold. Council tax band G - Hertsmere Council.

Property Information

We believe this information to be accurate, but it cannot be guaranteed. If there is any point



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A		A	
81-91		81-91	
B		B	
61-80		61-80	
C		C	
31-60		31-60	
D		D	
11-30		11-30	
E		E	
1-10		1-10	
F		F	
1-10		1-10	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
83	83		
69			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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