



39 Quakers Lane, Little Heath, Potters Bar, Herts, EN6 1RJ
Offers Over £900,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Extremely well presented four bedroom detached property conveniently situated walking distance of Darkes Lane shops and mainline train station features modern kitchen, additional reception room, separate lounge, utility room, downstairs cloakroom and three double bedrooms, one single bedroom and modern family bathroom. 80' x 40' South facing garden.

Off street parking and garage, Viewing is essential.



- EXTREMELY WELL PRESENTED FOUR BEDROOM DETACHED HOUSE
- CONVENIENTLY SITUATED WALKING DISTANCE OF DARKES LANE SHOPS AND MAINLINE STATION
- MODERN KITCHEN WITH UNDERFLOOR HEATING
- SEPARATE LOUNGE
- UTILITY ROOM
- DOWNSTAIRS CLOAKROOM
- MODERN FAMILY BATHROOM
- 80' x 40' SOUTH FACING GARDEN
- GARAGE AND OFF STREET PARKING
- VIEWING IS ESSENTIAL



Wooden front door with obscure glass windows. Leading into

ENTRANCE HALL

Spotlights to ceiling. Picture rail. Double radiator. Engineered wooden flooring, Turn flight of stairs to first floor with plinth lighting. White UPVC double glazed window to side with top opener. Door through to

DOWNSTAIRS CLOAKROOM / W.C.

White suite comprising W.C with integrated flush. Wash basin set within vanity unit with cupboard below with mixer tap. Tiled splashback. Tiled floor. Single radiator.

LOUNGE

Continuation of engineered wood flooring. Spotlights to ceiling. Picture rail. Two wall mounted radiators. Feature brick fireplace (not in use). Storage cupboard. Access to basement. White UPVC double glazed window to side. White UPVC double glazed doors to rear. Door through to

KITCHEN

Features light grey wall, drawer and base units with complementary quartz working surfaces above. Island with storage units either side and quartz working surfaces.. Plinth downlighters. Stainless steel one and a half bowl sink with mixer tap and Quooker hot tap. Integrated fridge / freezer. Integrated dishwasher. Integrated Siemens double oven with integrated coffee machine and microwave. NEFF induction hob with an AEG extractor hood above. Space for additional fridge. Tiled floor. Underfloor heating. Spotlights to ceiling. Speakers to ceiling. White UPVC double glazed leaded light window to side. doors to rear. White UPVC double glazed doors to rear.

SECOND RECEPTION ROOM

Continuation of engineered wood flooring. Spotlights to ceiling. Fitted wooden wall and base unit housing consumer unit and electricity meter. White UPVC double glazed obscure glass door to side. Two white UPVC double glazed windows to side one of which is leaded light. White UPVC double glazed leaded light window to front.

UTILITY ROOM

Spotlights to ceiling. Tiled floor. Fitted wall and base unit with worktop above. Integrated washing machine.

FIRST FLOOR LANDING

White UPVC double glazed window to side. Spotlights to ceiling. Loft access with pull down ladder housing combination boiler. Storage cupboard with rack shelving and single radiator. Further cupboard with spotlights to ceiling. White UPVC double glazed obscure glass window to side.



BEDROOM ONE

Spotlights to ceiling. Picture rail. Double radiator. Fitted wardrobes in light wood with drawers, shelving and hanging rail. Fitted dressing table with spotlights above. Additional storage cupboard. White UPVC double glazed window to rear. White UPVC double glazed window to side.

BEDROOM TWO

Spotlights to ceiling. Laminate flooring. White UPVC double glazed window to rear. Single radiator. White fitted wardrobes with shelving and hanging rail. Fitted dressing table.

BEDROOM THREE

Spotlights to ceiling. Double radiator. Storage cupboard with hanging space and shelving. White UPVC double glazed leaded light window to front.

BEDROOM FOUR

Double radiator. White UPVC double glazed window to side.

FAMILY BATHROOM

Comprising white suite with bath. Mixer tap. Grab handles. Overhead shower attachment. Separate handheld shower temperature controls. Top flush W.C. Wash basin set within vanity unit with cupboards below. Mixer tap. Chrome heated towel rail. Tiled walls. Spotlights to ceiling. Tiled floor. White UPVC double glazed leaded light window to front.

EXTERIOR REAR

80' x 40' Backing Southerly, Accessed via doors in kitchen or lounge. Leads onto raised paved patio area. Courtesy door through to garage. Steps down to a further patio area. Decked area to one side. Further steps down to main section of garden which is predominately laid to lawn. Plant and shrub borders one side. Small patio area to other side, Outside lighting. Outside tap.

GARAGE

Brick built garage with up and over door. Power and lighting. Window to rear of garage.

EXTERIOR FRONT

Off street parking for several vehicles. Plant and shrub borders to either side. Side access leading to garage with up and over door. Outside tap. Plant and shrub borders to either side. Concealed gas meter.

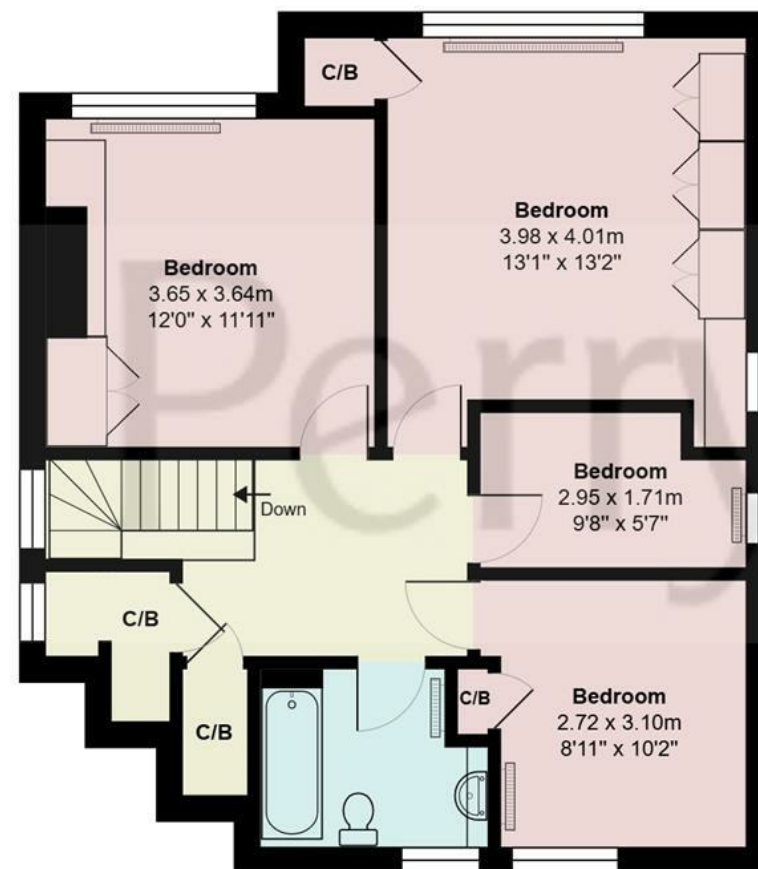
Tenure - Freehold. Council tax band G - Hertsmere Borough Council.

Property Information

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







Quakers Lane, Hertfordshire EN6

Total Area: 149.4 m² ... 1608 ft²

All measurements are approximate and for display purposes only

Duncan Perry



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		Current	Potential
How energy efficient - lower running costs			
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Below average	D		
Energy inefficient	E		
Very energy inefficient - higher running costs	F		
Not energy efficient - higher running costs	G		
England & Wales		63	81
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
How environmentally friendly - lower CO ₂ emissions			
Very environmentally friendly - lower CO ₂ emissions			
Environmentally friendly			
Decent			
Below average			
Environmentally inefficient			
Not environmentally friendly - higher CO ₂ emissions			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

