



**4 Chester Close, Little Heath, Potters Bar, Herts, EN6 1DT**  
**£875,000**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL



Exclusively located at the end of this very quiet cul de sac. Well presented THREE BEDROOM DETACHED BUNGALOW built in 1993. Offers gas central heating, double glazing, en suite to main bedroom, South Easterly rear garden and North Westerly front garden. This property is offered CHAIN FREE.



- THREE BEDROOM DETACHED BUNGALOW IN LITTLE HEATH
- SITUATED END OF QUIET CUL DE SAC
- THROUGH LOUNGE/DINING ROOM
- SOUTH EASTERLY REAR GARDEN
- GAS CENTRAL HEATING
- OWN DRIVE AND FRONT GARDEN
- EN-SUITE TO MAIN BEDROOM
- DOUBLE GLAZING
- FREEHOLD
- COUNCIL TAX BAND G - WELWYN AND HATFIELD COUNCIL



Part frosted and double glazed leaded light front door opening into:

### ENTRANCE HALL

Laminate wood effect flooring. Concealed radiator. Access to loft. Built in cupboard housing hot water tank with wooden slated shelves.

### THROUGH LOUNGE/DINING ROOM

11'11 x 28'1 (3.63m x 8.56m)

Dual aspect with double glazed leaded light window to front. Double glazed patio doors to rear. Two double radiators. Wall mounted TV aerial and power point.

### KITCHEN

8'11 x 13'7 (2.72m x 4.14m)

Range of wall and base units comprising cupboards and drawers. Stone effect working surfaces. Single drainer stainless steel sink. Ceramic electric hob with Neff electric double oven and grill below. Smeg extractor hood above. Space for fridge/freezer. Space for washing machine. Space for dishwasher. Laminate tile effect flooring. Tiled splashback. Double glazed window and casement door to rear. Single radiator. Concealed gas central heating boiler.

### BEDROOM ONE

14'6 x 9'11 (4.42m x 3.02m)

Range of fitted wardrobes. Single radiator. Leaded light double glazed window to front.

### EN-SUITE SHOWER ROOM

White suite comprising shower base and vanity top wash basin with cupboards and drawers below. Tiled walls and floor. Electric shaver point. Leaded light double glazed window to front. Heated towel rail. Extractor fan.





## BEDROOM TWO

10'11 x 9'11 (3.33m x 3.02m)

Single radiator. Fitted wardrobes. Double glazed window to rear. TV aerial point.

## STUDY/BEDROOM THREE

7'10 x 10' (2.39m x 3.05m)

Single radiator. Leaded light double glazed window to front. Phone point.

## SHOWER ROOM

Suite comprising large shower base. Concealed cistern WC and pedestal wash basin. Tiled walls and floor. Frosted double glazed window to rear. Single radiator. Extractor fan.

## SEPARATE WC

White suite comprising concealed cistern WC and wash basin. Half tiled walls. Tiled floor. Single radiator. Frosted double glazed window to rear.

## BRICK BUILT ATTACHED GARAGE

17'5 x 8'4 (5.31m x 2.54m)

Up and over door to front. Lighting and power. Window and casement door to rear. Small area of loft storage.

## EXTERIOR REAR

59' x 38'6 (17.98m x 11.73m)

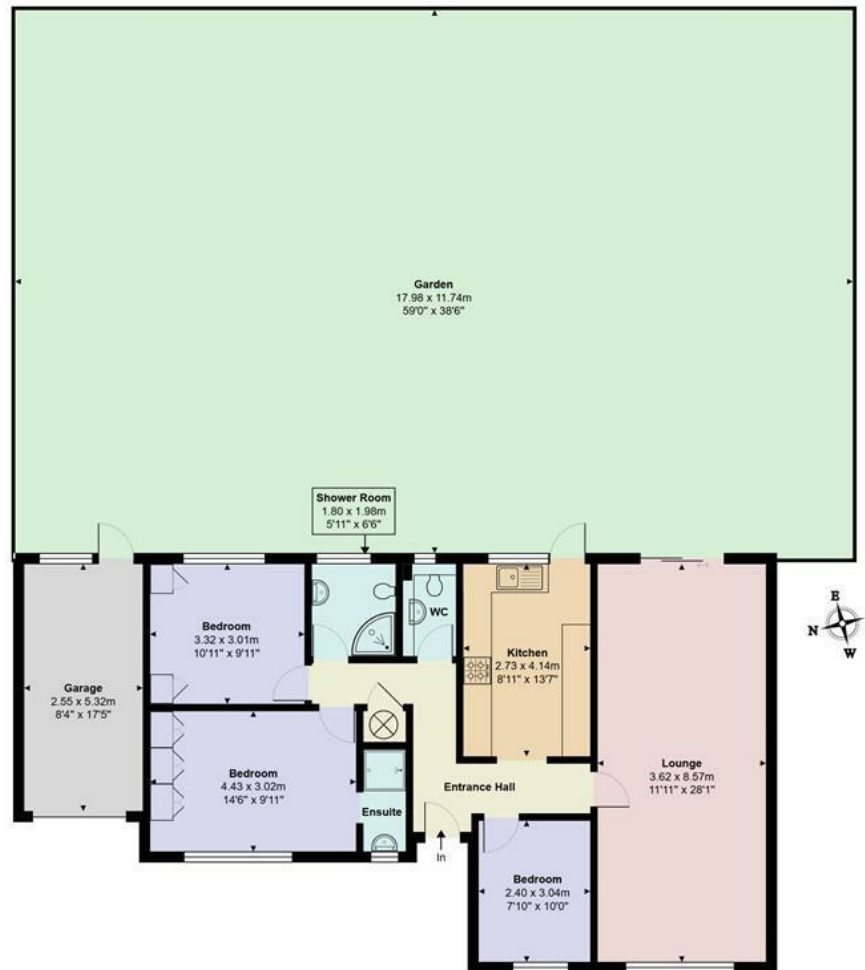
Backing South Easterly. Starting from rear of property will full width paved patio. External water and lighting point. Main lawn area with hedge, beds and shrubs. Two tier circular patios. One with central water feature. Garden shed with windows and door to front, also has power. Access to front via sideway and timber gate.











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Total Area: 110.5 m<sup>2</sup> ... 1190 ft<sup>2</sup> (excluding garden)

All measurements are approximate and for display purposes only





## EXTERIOR FRONT

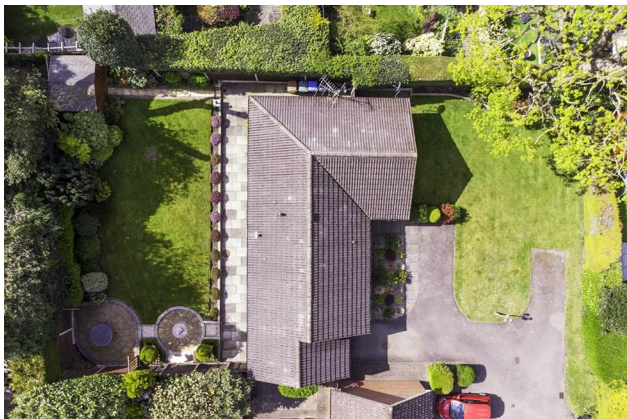
48' deep x 60' wide (14.63m deep x 18.29m wide)

Large lawn area with shrub borders. Well secluded with hedging to sides. Tarmac driveway with parking for three vehicles. Mediterranean style bed. External lighting. Water point. External electric and gas meters.

Freehold. Council tax band G - Welwyn and 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<div> <div></div> <div>Very energy efficient - lower running costs</div> </div>			
<div> <div></div> <div>Most energy efficient - lower CO<sub>2</sub> emissions</div> </div>			
<div> <div></div> <div>Good energy efficiency - lower CO<sub>2</sub> emissions</div> </div>			
<div> <div></div> <div>Decent energy efficiency - lower CO<sub>2</sub> emissions</div> </div>			
<div> <div></div> <div>Below average energy efficiency - higher CO<sub>2</sub> emissions</div> </div>			
<div> <div></div> <div>Low energy efficiency - higher CO<sub>2</sub> emissions</div> </div>			
<div> <div></div> <div>Not energy efficient - higher running costs</div> </div>			
<div> <div></div> <div>Not environmentally friendly - higher CO<sub>2</sub> emissions</div> </div>			
<div> <div></div> <div>England &amp; Wales</div> </div>			
<div> <div></div> <div>EU Directive 2002/91/EC</div> </div>			



