

7 Heronfield, Potters Bar, Herts, EN6 1JA
£775,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL
■ PROPERTY MANAGEMENT ■

CHAIN FREE. Attractively extended and modernised in sought-after cul-de-sac, with stunning 34ft lounge/diner and 2 main bedrooms having ensuite shower rooms.

Heronfield is a highly sought after cul-de-sac located in a popular part of Potters Bar/Little Heath with good access to shops, transport links, and popular schools. The property has an immediate sense of light and space and on the ground floor you will find a stunning 34ft open plan triple aspect lounge/diner/garden room with contemporary glazed sliding doors facing on to the rear garden. In addition, there is a newly fitted modern kitchen, shower room and two bedrooms, one of which benefits from an ensuite shower room. On the first floor is an extremely spacious principal bedroom with large en-suite shower room. Externally is a private rear garden with mature planting and to the front is off street parking as well as access to a garage set back beyond the property. Viewings are a must!



- BEAUTIFULLY PRESENTED CHAIN FREE THREE BEDROOM SEMI DETACHED CHALET BUNGALOW
- ATTRACTIVELY EXTENDED BY CURRENT OWNERS AND MODERNISED THROUGHOUT
- SOUGHT AFTER CUL-DE-SAC LOCATED IN POPULAR PART OF POTTERS BAR / LITTLE HEATH
- STUNNING 34FT OPEN PLAN TRIPLE ASPECT LOUNGE / DINER / GARDEN ROOM
- NEWLY FITTED MODERN KITCHEN
- TWO PRINCIPAL BEDROOMS HAVE EN-SUITE SHOWER ROOMS
- PRIVATE REAR GARDEN WITH MATURE PLANTING
- OFF STREET PARKING AND ACCESS TO GARAGE
- GOOD ACCESS TO SHOPS, TRANSPORT LINKS AND POPULAR SCHOOLS
- TENURE - FREEHOLD. COUNCIL TAX BAND E - WELWYN AND HATFIELD COUNCIL



UPVC front door with central obscure glass leaded light glazed panels. Opens into

HALLWAY

Radiator. LVT light wood effect flooring. Storage cupboard housing electricity meter and consumer unit. Turn flight of stairs to first floor. Door to

SHOWER ROOM

Features large glazed shower cubicle with wall mounted controls. Top flush W.C. Pedestal sink with singular tap. White heated towel rail. Ceiling mounted extractor. Part tiled walls and vinyl flooring. White UPVC obscure glass double glazed windows to side.

LOUNGE

Continuation of LVT flooring. Single radiator. Further double radiator. Double glazed leaded light window to front. Open aspect leading through to

DINING ROOM / GARDEN ROOM

Continuation of LVT flooring. Spotlights to ceiling. Large rooflight. Vertical column radiator. Double glazed window to side and large feature sliding full width doors facing onto rear garden.

KITCHEN

Fitted with a range of wall, drawer and base units in cream with complementing wood effect working surfaces above and tiled splashbacks. Integrated Zanussi double oven. Space for fridge / freezer. Space for washing machine. Space for slimline dishwasher. Indesit induction 4-ring hob with concealed extractor above. Spotlights to ceiling. Vertical column radiator. White UPVC double glazed window to rear. Double glazed casement door to side.







BEDROOM TWO

Radiator. Fitted storage cupboard with shelving. Double glazed leaded light bay fronted window to front. Door through to

EN-SUITE SHOWER ROOM

Shower cubicle with glazed screen. Wall mounted shower controls. Wall hung wash hand basin with mixer tap. Top flush W.C. Chrome heated towel rail. Tiled walls. Tiled floor. Ceiling mounted extractor.

BEDROOM THREE

Picture rail. Single radiator. Double glazed window to side.

FIRST FLOOR LANDING

Double glazed obscure glass white UPVC window to side. Landing area with spotlights. Doorway through to

PRINCIPAL BEDROOM

Spotlights to ceiling. Double radiator. Fitted bespoke storage. Two Velux style windows to front. Double glazed window to rear. Eaves storage with lighting housing an Ideal combination boiler. Access through to further eaves storage.

ENSUITE SHOWER ROOM

Comprising large shower with fixed glazed shower screen. Wall mounted Mira controls. Sink set within vanity unit with storage drawers below and mixer tap. Illuminated mirror above. Top flush W.C. Chrome heated towel rail. Spotlights and extractor to ceiling. Tiled floor. Part tiled walls. Storage cabinet with drawers and cupboards to match vanity unit. Double glazed obscure glass window to rear.








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Total Area: 130.0 m² ... 1399 ft² (excluding garage)

All measurements are approximate and for display purposes only

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REAR GARDEN

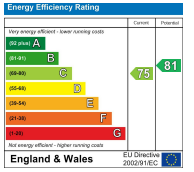
80' approx (24.38m approx)
Accessed from dining room. Gated access leading to side of property. Outside tap. Garden itself is arranged with separate lawned sections with paving leading to a central patio area. Features attractive mixed planting. Raised timber borders. Mature trees and shrubs.

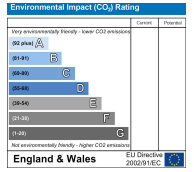
GARAGE

Access to garage via courtesy door from garden and has an up and over door to front. Power and lighting. White UPVC double glazed window facing onto garden.









FRONT OF PROPERTY

Low level dwarf wall. Gravelled area providing parking. Block paved driveway leading to rear of property and onto garage with up and over door. Paved pathway leading to front door. Privet hedging to side. External gas meter. External lighting. Open porch above front door.

Tenure - Freehold. Council tax band E - 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.



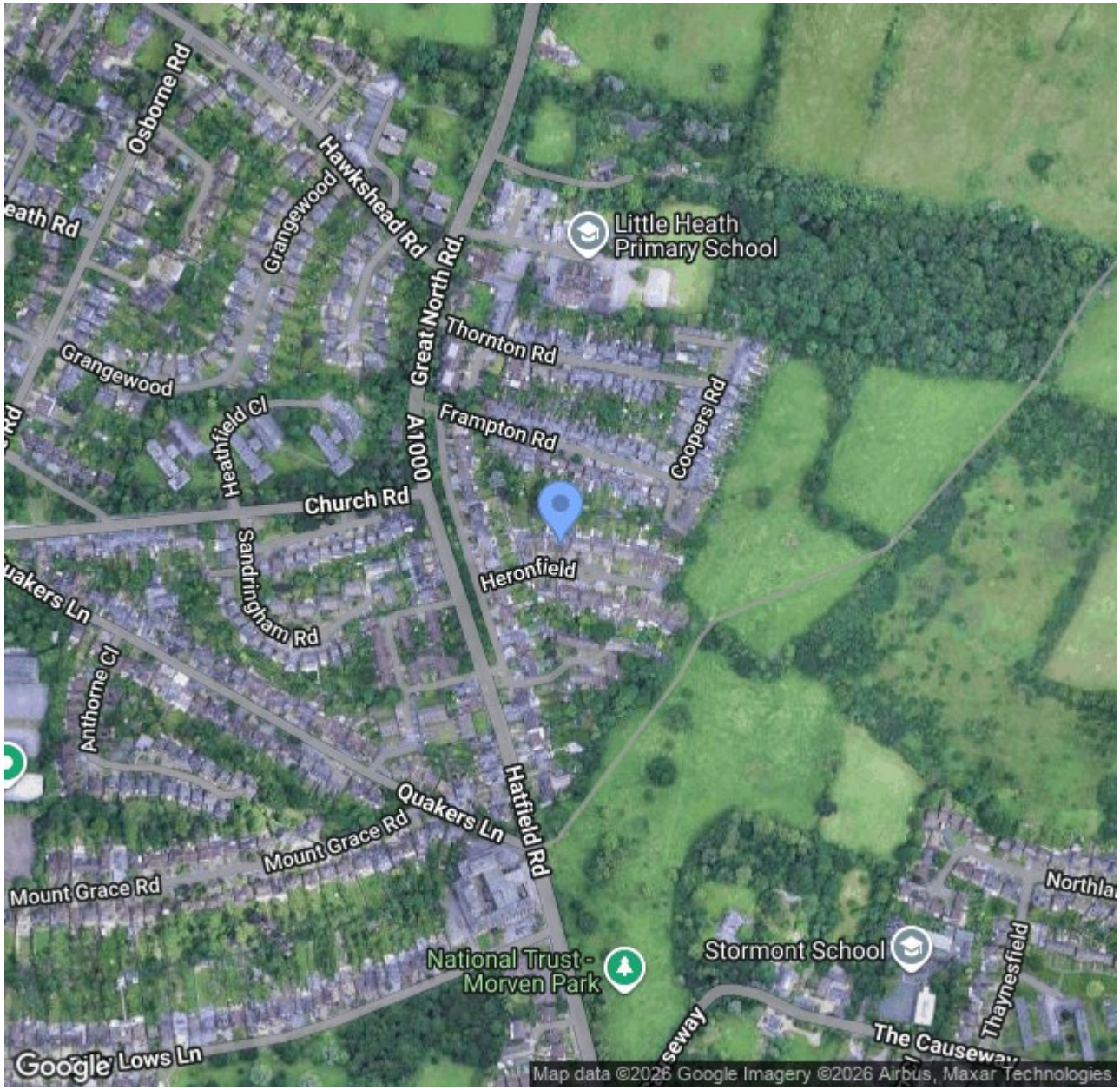





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The Estate Office, 48A The Broadway, Potters Bar, Herts., EN6 2HW
t. 01707655466 | e. sales@duncanperry.co.uk |

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