

14 Church Road, Potters Bar, Herts, EN6 1ET
Offers In Excess Of £800,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL
■ PROPERTY MANAGEMENT ■

Situated in Little Heath and walking distance from Darkes Lane with bus and mainline railway services. This four bedroom detached house features two reception rooms and is mid .18 of an acre. Good sized gardens to front and rear. Features double glazing and gas central heating. Does require modernisation.



- FOUR BEDROOM DETACHED HOUSE
- SITUATED IN LITTLE HEATH WITH WALKING DISTANCE FROM DARKES LANE WITH BUS AND MAINLINE RAILWAY SERVICES
- TWO RECEPTION ROOMS
- DOWNSTAIRS W.C.
- FAMILY BATHROOM WITH SEPARATE W.C.
- FEATURES DOUBLE GLAZING AND GAS CENTRAL HEATING
- GARDENS TO FRONT AND REAR
- DOES REQUIRE MODERNISATION
- TENURE - FREEHOLD
- COUNCIL TAX BAND G - HERTSMERE COUNCIL



Hardwood front door with leaded light double glazed part frosted window opens into

ENTRANCE HALL
Single radiator. Wood block flooring.

DOWNSTAIRS W.C.
White suite comprising corner wash hand basin and low flush W.C. Frosted double glazed and leaded light window to side.

THROUGH LOUNGE / DINING ROOM
29'6" x 11'5" (9.01 x 3.48)
Feature wood block flooring with a herringbone pattern. Feature briquette open fireplace with tiled hearth and mantle. Triple aspect with leaded light double glazed bay window to front. Leaded light double glazed bay window and double width doors to rear. Further three leaded light double glazed bay windows to side. Three double radiators and one single radiator. TV aerial point. Wall light points.

TV ROOM
17'10" x 7'10" (5.44 x 2.41)
Triple aspect with leaded light double glazed windows to front, rear and side. Single radiator. Fitted cupboards.

KITCHEN
10'4" x 8'11" (3.15 x 2.72)
Range of wall and base units featuring cupboards and drawers with granite working surfaces, upstand and window sill with inset one and a half bowl sink unit with single drainer and mixer tap. Space for gas range style cooker with corresponding extractor hood above. Integrated fridge / freezer. Integrated dishwasher. Space for washing machine. Tiled floor and splashbacks. Concealed Vaillant gas central heating boiler. Leaded light double glazed window and casement door to rear garden. Ceiling spotlights.

FIRST FLOOR LANDING
Approached via turn flight of stair case with half landing. Leaded light double glazed window to front. Access to loft. Walk in airing cupboard with light and power.







BEDROOM ONE
12'7" x 11'5" (3.86 x 3.48)
Length measurement taken into bay being leaded light double glazed to rear. Further leaded light double glazed window to side.

BEDROOM TWO
12'8" x 11'5" (3.88 x 3.49)
Dual aspect with leaded light double glazed dormer window to front. Leaded light double glazed window to side. Fitted wardrobes. Concealed radiator. Wood flooring.

BEDROOM THREE
13'7" x 8'5" (4.15 x 2.58)
Dual aspect with leaded light double glazed window to front and leaded light double glazed window to side. Single radiator.

BEDROOM FOUR
Dual aspect with leaded light double glazed windows to rear and side. Radiator.

BATHROOM
5'8" x 5'6" (1.74 x 1.68)
Coloured suite comprising bath and pedestal wash basin. Tiled walls. Heated towel rail. Frosted leaded light double glazed window to rear.

SEPARATE W.C.
White low flush suite with leaded light frosted double glazed window to rear.

EXTERIOR REAR
47'8" x 58'0" (14.53 x 17.70)
Starting from the rear of the property with crazy paved patio leading to lawned areas on two levels. Further patios dividing flower beds. Rockery. External lighting point. External water point. Exterior side. The distance from front wall to boundary fence is 3.65m. Lean to cold frame greenhouse and aluminium framed greenhouse.

CONCRETE SECTIONAL GARAGE
17'10" x 9'3" (5.46 x 2.83)
Windows to rear. Up and over door to front. Power.








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First Floor
Area: 63.1 m² ... 679 ft²



Ground Floor
Area: 62.3 m² ... 671 ft²

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Church Road, Hertfordshire EN6

Total Area: 125.4 m² ... 1350 ft² (excluding garage)

All measurements are approximate and for display purposes only

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

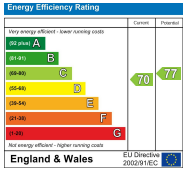
Property Information
We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.

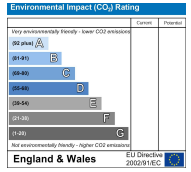
EXTERIOR FRONT

63'5" x 57'3" (19.34 x 17.45)
Predominately lawned with crazy paved pathways. Tarmacadam and concrete driveway. Well stocked with mature trees and shrubs. External lighting point. External gas meter.















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