



**Wallside Hawkshead Road, Potters Bar, Herts, EN6 1LU**  
**£925,000**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

Detached four bedroom chalet bungalow with upstairs master suite featuring en-suite shower room, lounge/bedroom four, separate dining room and conservatory. 36'1 x 9' tandem garage and carriage driveway, Situated in sought after Little Heath.



- FOUR BEDROOM DETACHED CHALET BUNGALOW
- UPSTAIRS MASTER SUITE WITH EN-SUITE SHOWER ROOM
- LOUNGE
- SEPARATE DINING ROOM
- CONSERVATORY
- NEWLY REFURBISHED BATHROOM
- CARRIAGE DRIVEWAY
- TANDEM GARAGE
- COUNCIL TAX BAND F - WELWYN AND HATFIELD COUNCIL
- TENURE - FREEHOLD



Part frosted leaded light double glazed front door opens into:

### **ENTRANCE PORCH**

Marble tiled floor. Frosted double glazed door opens into:

### **ENTRANCE HALL**

Amtico tile effect floor. Single radiator. Built in shelf cupboard with cupboard above.

### **LOUNGE**

Victorian style basket grate fire with black granite hearth. Parquet wood block flooring. Dual aspect with leaded light double glazed bow window to front. Leaded light double glazed window to side. Two double radiators.

### **DINING ROOM**

One double and one single radiator. Double glazed bay window and double width doors to rear giving access to:

### **CONSERVATORY**

Amtico tile effect flooring. Polycarbonate domed roof with ceiling fan. Double glazed windows to side and rear. Double glazed casement door to side. Access door to garage.



## KITCHEN

Modern range of white high gloss wall and base units featuring cupboards and drawers. Quartz working surfaces, upstands, window sill and cooker splashback. Amtico tile effect flooring. Stainless steel sink and mixer tap. Neff four ring gas hob with Neff extractor above. Separate Neff double oven and grill. Integrated Neff fridge freezer. Integrated Neff dishwasher. Integrated Neff washing machine. Double glazed window to rear. Frosted double glazed casement door to side. Wall mounted feature radiator. LED ceiling spotlights. Concealed Vaillant gas central heating boiler.

## BEDROOM TWO

Leaded light double glazed window to front. Double radiator.

## BEDROOM THREE

Built in shelf cupboard. Leaded light double glazed window to side. Double radiator.

## BATH/SHOWER ROOM

Newly refurbished modern white suite comprising bath with shower mixer. Top flush WC. Wall mounted wash basin with drawers below. Corner shower base with overhead and hand shower and glass cubicle. Tiled walls. Tile effect Amtico flooring. Frosted double glazed windows to rear. Feature heated towel rail. Extractor fan. LED ceiling spotlights.

## FIRST FLOOR LANDING

Approached via turn flight staircase from dining room. Double glazed Velux window to rear.

## BEDROOM ONE

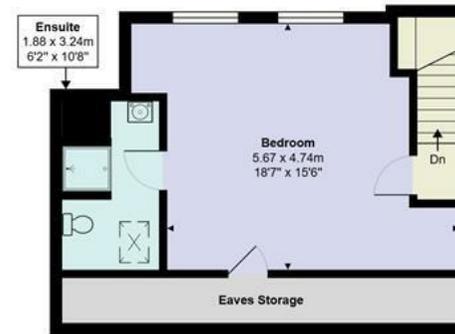
Two double glazed windows to rear. LED ceiling spotlights. Two double radiators. Two access doors to eaves and loft storage.







**Ground Floor**  
Area: 135.8 m<sup>2</sup> ... 1462 ft<sup>2</sup>



**First Floor**  
Area: 42.6 m<sup>2</sup> ... 458 ft<sup>2</sup>



**Hawkshead Road, Little Heath, Potters Bar, EN6 1LU**

Total Area: 178.4 m<sup>2</sup> ... 1920 ft<sup>2</sup> (excluding carport, garden)

All measurements are approximate and for display purposes only



## TANDEM GARAGE

Lighting and power. Up and over door to front. Wall mounted gas meter. Frosted double glazed window to rear. Frosted access door to conservatory.

## EXTERIOR REAR

Well landscaped with rear patio. Steps leading down to main lawn with steppingstone path across. Flower and shrub borders to either side. Further small patio to the rear of garden. Very well secluded by a combination of fencing, mature hedging Conifer and Laurel trees and high brick wall. External lighting points and power. Access to front via sideways and timber door.

## ENSUITE SHOWER ROOM

White suite comprising shower base, wash hand basin and top flush WC. Chrome heated towel rail. Double glazed Velux sky light to front. Extractor fan. LED ceiling spotlights.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
95-100 A		95-100 A	
81-94 B		81-94 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
41-54 E		41-54 E	
27-40 F		27-40 F	
13-26 G		13-26 G	
1-12 H		1-12 H	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

## EXTERIOR FRONT

Predominately gravelled with carriage driveway. Bed with mature Conifer trees retained by brick wall to front and to side. Hedging to side. Further flower and shrub borders. External lighting. Parking for several vehicles.

Tenure - Freehold. Council tax band F - 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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