



28 HERONFIELD, LITTLE HEATH, POTTERS BAR EN6 1JA

Asking Price £635,000 | Freehold

ANDREW WARD<sup>EST 1988</sup>  
ESTATE AGENTS



## Property Overview

A beautifully presented two double bedroom extended semi detached bungalow with 70ft southerly garden, surrounded (front, side and rear) onto National Trust (Morven Park) parkland and double garage. The property offers massive scope to extend (subject to planning) with accommodation comprising entrance hall spacious living room inter-connecting to dining room, modern fitted kitchen, two double bedrooms with built in wardrobes and bathroom with separate cloakroom.

Situated at the end of this quiet cul-de-sac enjoying open countryside views with mature garden to rear with DETACHED DOUBLE GARAGE & PARKING for 3-4 cars accessed via a private road through Norman Court. .





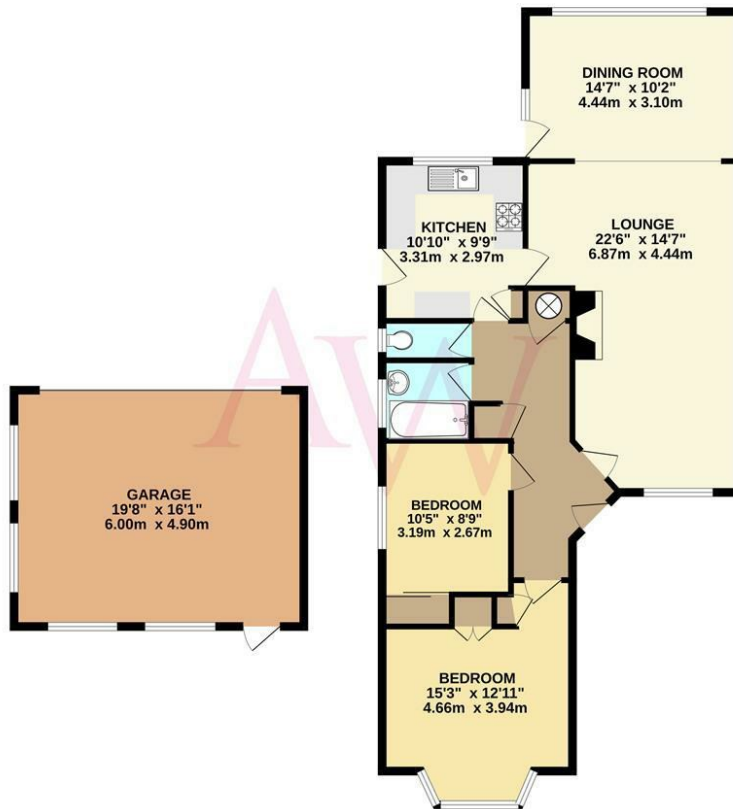
## Property Features

- Living Room: 22'6 x 10'2
- Dining Room: 14'7 x 10'2
- Kitchen: 10'10 x 9'9
- Potential to Extend (STPP)
- Detached Garage: 19'8 x 16'1
- Bedroom One: 15'3 x 12'11
- Bedroom Two: 10'5 x 8'9
- Bathroom
- National Trust Parkland to (side, front & rear)
- 70ft Southerly Garden

## Agents Notes

The property offers some wonderful features including parquet herringbone flooring, feature fireplace, modern fitted kitchen, gas radiator central heating, far reaching views, double garage with electric doors (ideal for home office or gym). The property also comes to the market with no onward chain.

GROUND FLOOR  
1269 sq.ft. (117.9 sq.m.) approx.



TOTAL FLOOR AREA: 1269 sq.ft. (117.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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