



Heath Road, Potters Bar, EN6 1LQ
£895,000 Freehold (*see note over)

*This **Detached Three Bedroom, Two Bathroom** Character Period Property is located in one of the areas premier roads on the boarder of Little Heath and close to both local primary and senior schools including Lochinver House School, Also, it is within easy reach of the main line station in Darkes Lane. The property requires some updating but benefits from two large reception rooms, spacious kitchen, guest cloakroom, and boosts a mature 200ft approx. Westerly aspect rear garden, a driveway and garage. There is scope to extend to the rear and the side S.T.P.P. Offered **Chain Free**, Viewing Highly recommended.*

EPC RATING D.

63 DARKES LANE POTTERS BAR HERTS EN6 1BJ

01707 663330

email: pottersbar@hobdays.co.uk

Approach

Block paved driveway leading to the garage and entrance porch. Front garden laid to lawn with mature shrub and flower beds. Exterior light.



Entrance Hallway 10' 5" x 5' 2" (3.17m x 1.57m) approx

Composite entrance door leading the L-shaped hallway, parquet floor, radiator, doors leading to various rooms and stair case leading the first floor.



Guest Cloakroom

Low level W.C; wall hung hand basin with tiled splash back, radiator.



Kitchen/Breakfast Room 15' 7" x 8' 10" (4.75m x 2.69m) approx

Step up, double glazed windows to the side, Range of wall, base and draw units with contrasting worksurfaces. Stainless steel sink single unit with mixer tap and drainer. Built in oven and hob with a extractor hood above. Space for plumbed in for a washing machine, space for a tall fridge freezer. Tiled splash backs, Parquet flooring, power points, wall mounted Worcester Bosch heat-only conventional boiler. Door to the dining room.



Dining Room 15' 0" x 11' 0" (4.57m x 3.35m) approx

Double glazed window to the front overlooking the garden. Grey wood effect flooring, power points and radiator, coved ceiling. Door access to under stairs storage.



Lounge 17' 7" x 16' 0" (5.36m x 4.87m) approx

Feature brick fireplace, power points, T.V. point, four wall lights, coved ceiling and two radiators, Sliding patio double glazed doors to the rear garden and double-glazed door to the patio at the side



First Floor Landing

Double glazed window to the side, power points radiator, raised airing cupboard housing hot water tank. loft access with a ladder and power. Doors to bedrooms and bathroom.



Bedroom 1 16' 2" x 11' 6" (4.92m x 3.50m) max approx

Double glazed windows to the rear over looking the rear garden. Two sets of double door fitted wardrobes, wall lights, power points, radiator, door to En-suite bathroom.



Ensuite

Obscured double-glazed window to the east side, four piece suite comprising: Corner bath with twin taps, shower cubicle with wall mounted shower controls and adjustable shower head. Low level W.C; pedestal hand basin with twin taps. mirror and strip light, radiator and fully tiled walls.



Bedroom 2 10' 1" x 9' 9" (3.07m x 2.97m) approx

Double Glazed windows to the front and to the side. Radiator, power point.



Bedroom 3 9' 10" x 8' 5" (2.99m x 2.56m) max approx

Double glazed windows to the side and the rear. Radiator, power points.



Family Bathroom

Obscured double glazed window the side, panelled bath with mixer tap with a hand held shower attachment. Pedestal hand basin with twin taps, pull switch light above wall mounted mirror below, Low level W.C; fully tiled walls, radiator.



Rear Garden

In excess of 200FT approx. Westerly aspect rear garden. Large patio area with steps down to a two tiered garden laid mainly to lawn with an abundance of mature trees and shrubs edged with fencing on both sides for privacy. Garden shed to far rear, personal door to the garage, exterior flood and wall lights.



Garage 17' 6" x 8' 3" (5.33m x 2.51m) approx

Up and over door, vaulted ceiling, power and light, personal door to the rear garden.



MATERIAL INFORMATION

Council Tax Band: G (Hertsmere)
Parking arrangements: Garage & Driveway
Mains Gas: Yes
Mains Electric: Yes
Mains Water/drainage: Yes
Heating Type: Gas central heating
Surface Water Flood Risk: Very Low Risk
Rivers & The Seas Flood Risk: Very Low Risk (source: Gov.uk)
Broadband Availability: Standard, Superfast, Ultrafast (Source: Ofcom & BT Broadband Availability Checker)
Mobile Availability:
EE: Good outdoor variable in-home
O2: Good outdoor
3: Good outdoor variable in-home
Vodafone: Good outdoor variable in-home (Source: Ofcom)

Energy rating and score

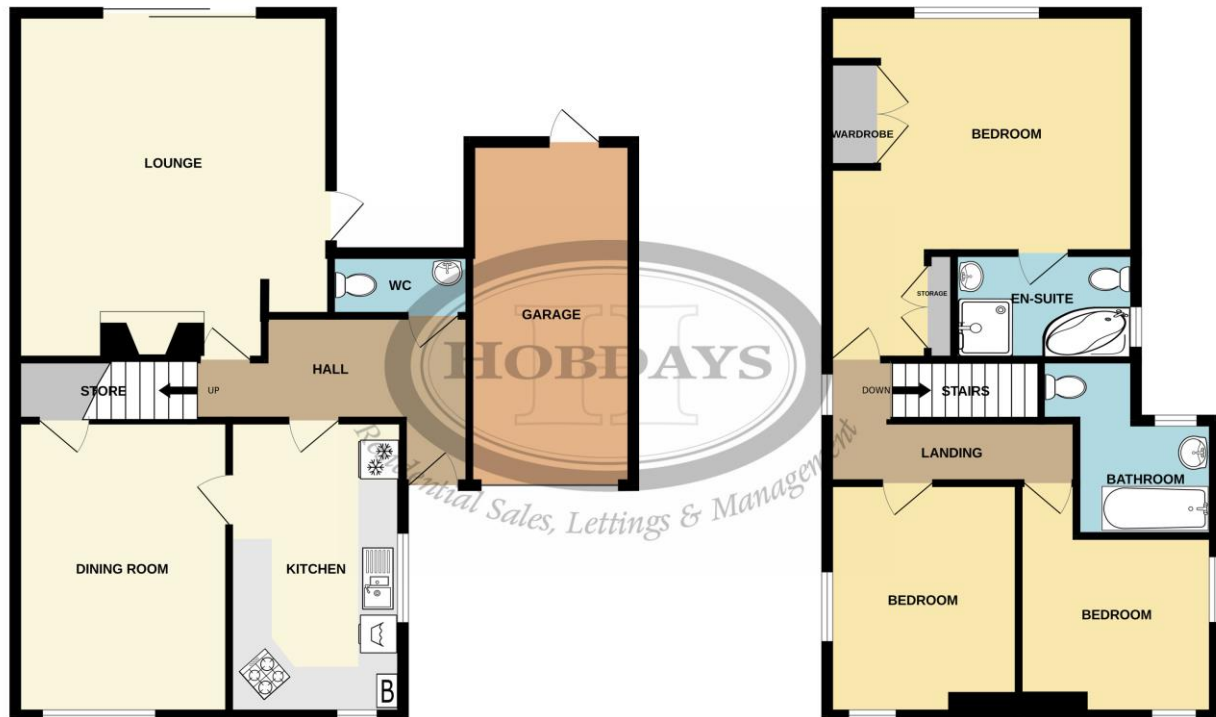
This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
827 sq.ft. (76.8 sq.m.) approx.

1ST FLOOR
611 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 1437 sq.ft. (133.5 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.
Made with Metropix ©2026



If you wish to 'opt out' from receiving any marketing material/property details from Hobdays Estate Agents. Please telephone us on **01707 663330** or email **pottersbar@hobdays.co.uk** to advise us of your preferences.

If you wish to view our privacy statement, please visit our website.

From June 2017, In line with 'The Money Laundering Regulations 2007' we are legally obliged to take formal identification from any person(s) wishing to purchase a property through Hobdays. We will require one form of photographic identification (passport, photocard driving licence, national identity card, firearms certificate, Northern Ireland identity card issued by the electoral office) together with a recent document identifying your postal address (utility bill, bank statement, mortgage statement, council tax letter). Alternatively, you can submit your identification to your solicitor for verification but they will need to confirm to us in writing that the identity checks have been carried out & provide us with certified copies.

Viewing strictly by appointment via Hobdays

Telephone: 01707 663330

Unauthorised uses of the details, pictures or floor plans regarding this property is strictly forbidden & remain the property of Hobdays Estates Limited

Whilst all reasonable care has been taken in the preparation of these details, their accuracy is NOT guaranteed. All measurements are approximate and the descriptions are for general purposes only (A laser measure has been used). None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Hobdays has not tested any apparatus, equipment, fixtures, fittings or services relating to this property and therefore cannot verify that they are in working order or fit for the purpose. Prospective purchasers are strongly advised to satisfy themselves, by inspection or otherwise, as to the correctness of any statement herein and to take appropriate precautions to check anything which may be critical to their interest in the property. All pictures are taken with the aid of a wide angled lens. Items shown are not necessarily included. *Tenure of the property has not been checked, therefore this need to be verified by the buyer's solicitor.