



**8 Cedar Close, Potters Bar, Herts, EN6 1EW**  
**£995,000**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

Situated in cul-du-sac on Little Heath borders within walking distance of Potters Bar town centre and mainline railway station. This custom designed four bedroom semi-detached house beautifully presented with scores of unique features throughout. Large open plan lounge / kitchen / family dining room. Separate utility. Downstairs cloakroom.

Principle suite with en-suite shower. Three further bedrooms with further family bathroom. Southerly aspect rear garden. Internal inspection is essential.



- FOUR BEDROOM SEMI-DETACHED HOUSE
- SITUATED IN CUL-DU-SAC ON LITTLE HEATH BORDERS
- WALKING DISTANCE OF POTTERS BAR TOWN CENTRE AND MAINLINE RAILWAY STATION
- BEAUTIFULLY PRESENTED WITH SCORES OF UNIQUE FEATURES THROUGHOUT
- LARGE OPEN PLAN LOUNGE / KITCHEN / FAMILY DINING ROOM
- UTILITY ROOM AND DOWNSTAIRS CLOAKROOM
- PRINCIPLE SUITE WITH EN-SUITE SHOWER
- THREE FURTHER BEDROOMS AND FAMILY BATHROOM
- SOUTHERLY ASPECT REAR GARDEN
- TENURE - FREEHOLD. COUNCIL TAX BAND E - HERTSMERE COUNCIL



Panelled front door with entry phone system opens into

### **ENTRANCE PORCH**

Quality vinyl wood flooring. Ceiling spotlights. Shoe storage shelves. Coat hanging and cupboard above. Opaque double glazed windows to front. Multi paned door opens into

### **LOUNGE / KITCHEN / FAMILY DINING ROOM**

33' x 28'10 (10.06m x 8.79m )

Maximum width measurement. Narrowing to 19'9. Wood flooring with full underfloor heating.

#### **Kitchen area**

Range of wall and base units comprising cupboards and drawers with island unit. Bevelled edged quartz worktops. Quartz splashbacks. Space for range style gas cooker with corresponding range master cooker hood above. Space and plumbing for American style fridge / freezer. Integrated Bosch dishwasher. One and a half bowl inset gold sink unit with matching mixer tap with water softener and Quooker hot and boiling water facility . Wine rack. Wine cooler. Breakfast bar on island unit. Ceiling spotlights. LED and up and downlighters.

#### **Lounge / Family dining area**

Continuing quality vinyl wood flooring with under floor heating. Ceiling spotlights. Media wall with space and power for large wall mounted TV. Electric and flame log effect fire below. Wall mounted Mitsubishi air conditioning unit. Double glazed Georgian style window to front. Large glazed skylight. Double glazed 6-panel bi-fold doors with built in blinds to rear.

### **UTILITY ROOM**

13' x 12'6 (3.96m x 3.81m)

Maximum length and width measurement. Width being taken into the backs of both fitted built in cupboards. Fitted cupboards being one double width and one single width. One housing Valiant gas central heating boiler and the other also integrated freezer. Double width built in cupboard housing pressurised water tank and water softener. Space for washing machine and tumble dryer. Quartz worktop with upstand and gold sink with gold mixer tap. Matching wall cabinet and base cabinets to kitchen. Ceiling spotlights. Wood flooring with underfloor heating. Double glazed Georgian style window to front.



### DOWNSTAIRS CLOAKROOM

6'9 x 6'2 (2.06m x 1.88m)

White suite comprising concealed cistern floating W.C. Floating bidet with gold mixer and vanity top wash basin with gold mixer and double drawers below. Quartz bevelled edged top. Tiled walls and floor. Ceiling spotlights. Electric under floor heating. Double width wall cabinet. Feature wall mounted heated towel rail. Frosted double glazed Georgian style window to front.

### FIRST FLOOR LANDING

22'3 x 6'3 (6.78m x 1.91m)

Approached via feature floating staircase in timber and glass. Wood flooring. Skirting panels. Ceiling spotlights. Double glazed Georgian style window to front.

### BEDROOM TWO

13'1 x 11'10 (3.99m x 3.61m)

Continuing quality vinyl wood flooring. Two double width fitted wardrobes. Ceiling spotlights. Skirting radiators. Double glazed Georgian style window to front.

### BEDROOM THREE / DRESSING ROOM

20'2 x 7'7 (6.15m x 2.31m)

Quality vinyl wood effect flooring. Skirting radiators. Ceiling spotlights. Fully fitted with wardrobes. Comprising ten glazed fronted and illuminated double width fitted wardrobes featuring doors, hanging rails, shoe shelves and display shelves. Dual aspect with double glazed Georgian style window to front and rear.

### BEDROOM FOUR

13'1 x 10'1 (3.99m x 3.07m)

Quality vinyl wood effect flooring. Skirting radiators. Fitted wardrobes and dressing table. Ceiling spotlights. Double glazed Georgian style window to rear.

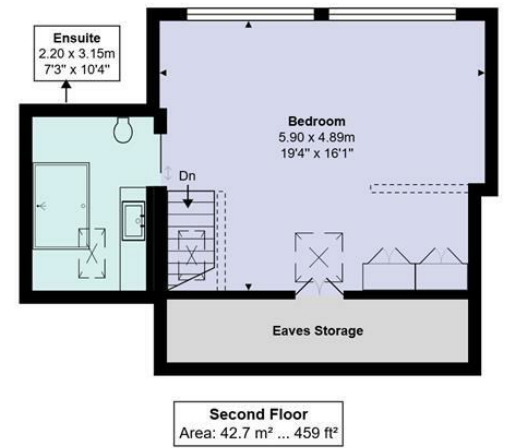
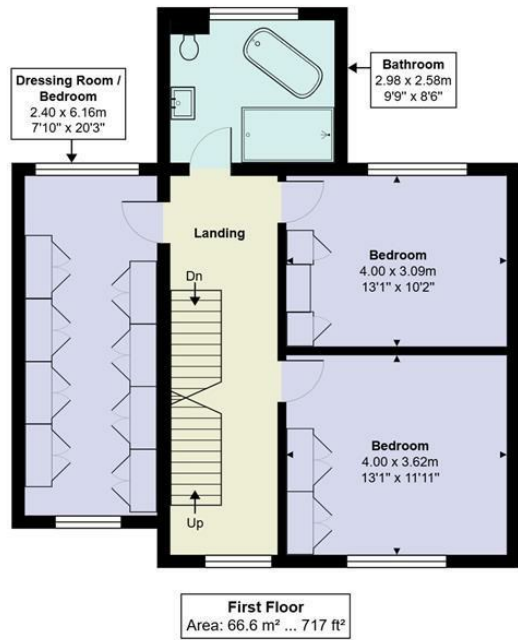
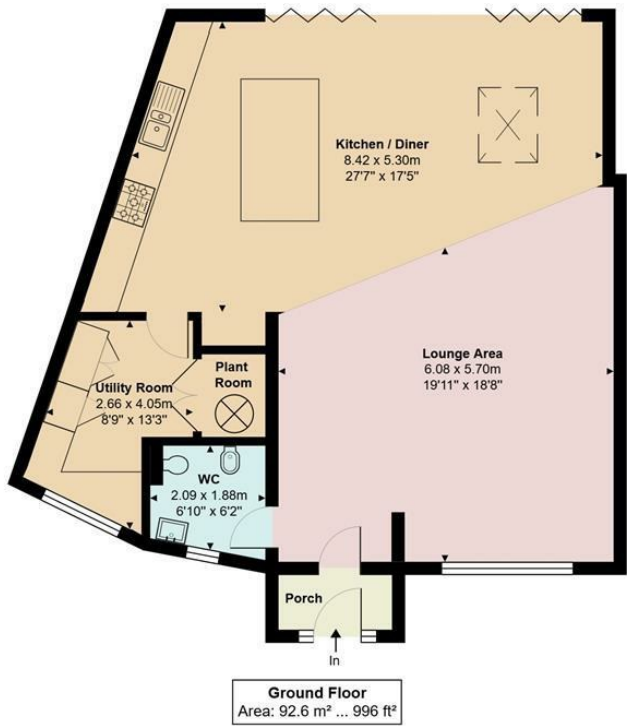
### FAMILY BATHROOM / SHOWER ROOM

9'9 x 8'5 (2.97m x 2.57m)

Suite comprising wet room shower with glass cubicle. Overhead and hand shower with gold fittings. Freestanding bath tub with freestanding gold mixer and hand shower. Concealed cistern and floating W.C. with gold fittings and vanity top wash basin with bevelled edge quartz top and double drawer below. Gold mixer tap. Feature heated towel rail radiator. Tiled walls and floor. Electric underfloor heating. Ceiling spotlights. Extractor fan. Frosted Georgian style double glazed window to rear.







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Total Area: 201.9 m<sup>2</sup> ... 2173 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## PRINCIPLE SUITE / BEDROOM ONE

19'1 x 16' (5.82m x 4.88m)

Bedroom is divided into two areas

### Bedroom area

Quality vinyl wood effect flooring. Separate dressing area with wooden screen and two double width fitted cupboards. Wall mounted Mitsubishi air conditioning fan unit. Ceiling spotlights. Skirting radiators. Further double width access doors to eaves storage. Further single door giving access to eaves storage. Double glazed skylight to front. Double glazed Georgian style windows to rear with rooftop views across Potters Bar.

## EN-SUITE SHOWER ROOM

10'3 x 7'2 (3.12m x 2.18m)

Suite comprising wet room shower base with glass cubicle. Overhead and hand shower with gold finish. Vanity top wash basin set in quartz top with gold fittings and multiple drawers below. Floating W.C with concealed cistern gold fittings. Feature heated towel rail. Tiled floor with electric underfloor heating. Tiled walls. Inset LED strip lighting extractor fan. LED ceiling spotlights. Double glazed skylight to front.

## SECOND FLOOR LANDING

Approached from first floor landing by further timber and glass floating staircase. Double glazed skylight to front.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target	Current	Target
View energy efficient - lower running costs		View environmentally friendly - lower CO <sub>2</sub> emissions	
84 (A)	73 (B)	84 (A)	73 (B)
81 (A)	70 (B)	81 (A)	70 (B)
78 (B)	67 (C)	78 (B)	67 (C)
75 (C)	64 (D)	75 (C)	64 (D)
72 (D)	61 (E)	72 (D)	61 (E)
69 (E)	58 (F)	69 (E)	58 (F)
66 (F)	55 (G)	66 (F)	55 (G)
63 (G)	52 (H)	63 (G)	52 (H)
60 (H)	49 (I)	60 (H)	49 (I)
57 (I)	46 (J)	57 (I)	46 (J)
54 (J)	43 (K)	54 (J)	43 (K)
51 (K)	40 (L)	51 (K)	40 (L)
48 (L)	37 (M)	48 (L)	37 (M)
45 (M)	34 (N)	45 (M)	34 (N)
42 (N)	31 (O)	42 (N)	31 (O)
39 (O)	28 (P)	39 (O)	28 (P)
36 (P)	25 (Q)	36 (P)	25 (Q)
33 (Q)	22 (R)	33 (Q)	22 (R)
30 (R)	19 (S)	30 (R)	19 (S)
27 (S)	16 (T)	27 (S)	16 (T)
24 (T)	13 (U)	24 (T)	13 (U)
21 (U)	10 (V)	21 (U)	10 (V)
18 (V)	7 (W)	18 (V)	7 (W)
15 (W)	4 (X)	15 (W)	4 (X)
12 (X)	1 (Y)	12 (X)	1 (Y)
9 (Y)		9 (Y)	
6 (Z)		6 (Z)	
3 (Z)		3 (Z)	
0 (Z)		0 (Z)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

## EXTERIOR REAR

51' x 28' (15.54m x 8.53m)

Backing south. Starting from the rear of the property with patio, external lighting and water / power points. Central path running between two lawned area. Further patio to rear of garden.

## TIMBER SUMMER HOUSE

9'6 x 7'7 (2.90m x 2.31m)

Internal measurements. Double glazed windows to either side and front. Double glazed double width doors to front. Power and lighting. Laminate wood effect flooring.

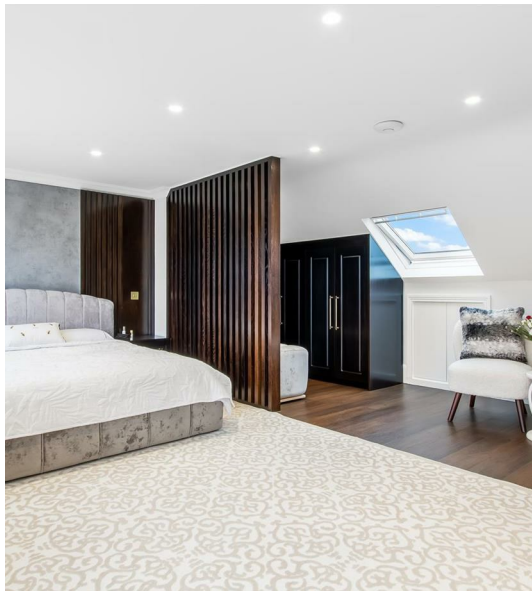
## EXTERIOR FRONT

Completely block paved with rising security bollards and retained by brick wall with engineering brick coping. External lighting.

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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