

2 Kerdistone Close, Little Heath, Potters Bar, Herts, EN6 1LG
£870,000

Duncan Perry
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■ PROPERTY MANAGEMENT ■

Situated on a corner plot, this four bedroom detached house features lounge and separate reception room plus kitchen / breakfast room. Downstairs cloakroom. En-suite to bedroom one. Double garage and gardens to four sides. Viewing essential.



- FOUR BEDROOM DETACHED HOUSE
- SITUATED ON A CORNER PLOT
- GARDENS TO FOUR SIDES
- LOUNGE
- SEPARATE RECEPTION ROOM / SNUG
- EN-SUITE TO BEDROOM ONE
- DOWNSTAIRS W.C.
- DOUBLE GARAGE AND OFF STREET PARKING
- TENURE - FREEHOLD. COUNCIL TAX BAND G - HERTSMERE COUNCIL
- VIEWING ESSENTIAL



Entrance porch canopy with downlighters. Panelled front door with spyhole. Opens into

ENTRANCE HALL

16'10" x 5'3" (5.15 x 1.61)

Laminate wood effect flooring. Radiator. Under stairs storage cupboard. Double glazed window to front.

DOWNSTAIRS CLOAKROOM

White suite comprising top flush W.C. Wall mounted wash basin with drawer below. Chrome heated towel rail. Continuing laminate wood effect flooring. Opaque double glazed window to rear.

LOUNGE

Ceiling spotlights. Wall light points. One double and one single radiator. Laminate wood effect flooring. Feature fireplace with wood effect gas living flame fire. Triple aspect with double glazed windows to front and rear. Double glazed patio doors to side.

KITCHEN / BREAKFAST ROOM

Range of wall and base units and peninsular unit comprising cupboards and drawers with corian working surfaces and breakfast bar. Inset one and a half bowl sink and mixer tap. Bosch ceramic hob with Elica extractor hood above, AG electric double oven and microwave. Integrated dishwasher, fridge and freezer. Tiled floor with underfloor heating. Ceiling spotlights. Concealed Valliant gas central heating boiler. Double glazed window to side. Frosted part opaque double glazed casement door to rear.

RECEPTION ROOM TWO / SNUG

Double aspect with double glazed windows to front and side. Double radiator. Laminate wood effect flooring. Wall light points.

FIRST FLOOR LANDING

Approached via turn flight of stair case from hallway. Access to loft via aluminium foldaway ladder. Built in cupboard with radiator and wooden slatted shelves and cupboard above.







BEDROOM ONE
Three double width fitted wardrobes featuring hanging rail and shelving. Double radiator. Dual aspect with double glazed windows to front and side.

EN-SUITE BATHROOM
White suite comprising bath with shower mixer and glass shower screen. Concealed cistern W.C. and vanity top wash basin. Tiled floor and splashbacks. Extractor fan and ceiling spotlights. Frosted double glazed window to side. Electric under floor heating.

BEDROOM TWO
Fitted wardrobes. Single radiator. Laminate wood effect flooring. Wall mounted TV aerial and power point Bedside light points. Double glazed window to front.

BEDROOM THREE
Fitted wardrobes. Single radiator. Laminate wood effect flooring. Double glazed window to rear.

BEDROOM FOUR
Fitted wardrobes. Radiator. Double glazed window to rear.

SHOWER ROOM
White suite comprising large shower base with glass shower screen. Overhead and hand shower. Top flush W.C. Vanity top wash basin with drawers below. Tiled walls and floor with electric under floor heating. Ceiling spotlights. Extractor fan. Chrome heated towel rail. Opaque double glazed window to rear.

EXTERIOR REAR
35'2" x 33'9" (10.73 x 10.31)
Maximum width measurement as includes garage. Predominately laid to lawn with various fruit trees. External gas meter. External water tap.

EXTERIOR SIDE
45'0" x 21'9" (13.72 x 6.63)
Large decking area and lawned area well secluded with timber fencing. External lighting points.

















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Garden: 16.5 x 17.9m (54' x 58.1')

Total Area: 171.5 m² ... 1846 ft²

All measurements are approximate and for display purposes only



EXTERIOR FRONT

Predominately laid to lawn and retained by new hedge. Lawn continues to exterior side with concrete path to tarmacadam independent driveway leading to garage.

Tenure - Freehold. Council Tax Band G - Hertsmere Council

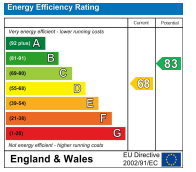
Property Information
We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and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

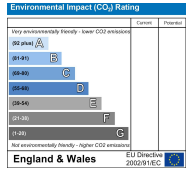
BRICK BUILT DETACHED GARAGE

16'4" x 18'4" (4.99 x 5.60)
Automated up and over door to front. Wall mounted electric consumer unit. Timber access door to side. High level frosted double glazed windows to rear. Power and lighting.















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