



114 Hawkshead Road, Little Heath, Potters Bar, Herts, EN6 1NG
£650,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Larger than average three bedroom semi-detached house situated facing open fields in sought after Little Heath area of Potters Bar. Being equidistance from both Brookmans Park village centre and Potters Bar town centre. Both with mainline railway stations. Property is currently let but will be offered chain free at the end of current term in August 2026.



- LARGER THAN AVERAGE THREE BEDROOM HOUSE
- TWO RECEPTION ROOMS
- SITUATED FACING OPEN FIELDS IN SOUGHT AFTER LITTLE HEATH AREA OF POTTERS BAR
- EQUIDISTANCE FROM BOTH BROOKMANS PARK VILLAGE AND POTTERS BAR TOWN CENTRE
- DOWNSTAIRS CLOAKROOM AND FIRST FLOOR SHOWER ROOM
- 60FT REAR GARDEN
- OFF STREET PARKING FOR SEVERAL VEHICLES
- CHAIN FREE
- TENURE - FREEHOLD. COUNCIL TAX BAND D - WELWYN AND HATFIELD COUNCIL
- VIEWING VIA APPOINTMENT ONLY



Panelled side front door with double glazed and part stained fan light opens into

ENTRANCE HALL

Double radiator. Laminate wood effect flooring. Under stairs storage cupboard with electricity meter and consumer unit.

DOWNSTAIRS CLOAKROOM

White suite comprising top flush W.C. Wall mounted wash basin with cupboard below. Tiled floor. Double radiator. Frosted double glazed window to front. Extractor fan.

KITCHEN / FAMILY ROOM

20'4" x 13'10" (6.20 x 4.24)

Narrowing to 3.22m.

Kitchen area

Range of white high gloss wall and base units featuring cupboards and drawers. Stone effect working surfaces with single drainer sink unit and mixer tap. 4-ring gas hob with extractor hood above and fan oven below. Space for washing machine. Space for dishwasher. Space for fridge/freezer. Laminate wood effect flooring. Leaded light double glazed window to side. Concealed Ideal gas central heating boiler. LED ceiling spotlights.

Family area

Double width and double glazed casement doors to rear. Continuing laminate wood effect flooring. Wall mounted feature radiator. LED ceiling spotlights.

RECEPTION ROOM TWO

11'9" x 9'9" (3.59 x 2.98)

Laminate wood effect flooring. Double radiator. Double glazed window to front with countryside views.



FIRST FLOOR LANDING

Approached via turn flight of stair case with half landing. Double glazed window to side. Double radiator. Access to loft.

BEDROOM ONE

13'10" x 10'11" (4.24 x 3.34)

Laminate wood effect flooring. Double glazed window to rear.

BEDROOM TWO

11'9" x 9'11" (3.60 x 3.03)

Laminate wood effect flooring. Double radiator. Double glazed window to front with countryside views.

BEDROOM THREE

9'0" x 7'10" (2.76 x 2.39)

Laminate wood effect flooring. Double radiator. Double glazed window to rear.

SHOWER ROOM

5'7" x 5'10" (1.72 x 1.78)

White suite comprising shower with glass cubicle. Vanity top wash basin with double width cupboards below. Top flush W.C. Tiled walls and floor. Extractor fan. Chrome heated towel rail. Frosted double glazed window to side.

EXTERIOR REAR

62'9" x 31'1" (19.14 x 9.48)

Starting from rear of property with full width patio leading round to side. Remainder of garden is predominately lawned. Single fruit tree. Two raised wall beds. External lighting point. External water and power points. Access to front via double width timber gates. Minimum width from flank wall to boundary on the side is 3.19m.

EXTERIOR FRONT

Predominately lawned. Block paved driveway for







Hawkshead Road, Little Heath, Potters Bar, EN6 1NG

Total Area: 88.6 m² ... 954 ft² (excluding garden)

All measurements are approximate and for display purposes only



several vehicles. External gas meter. External lighting point retained by brick wall.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions
95-100 A	95-100 A	0-10 A	0-10 A
80-95 B	80-95 B	11-20 B	11-20 B
65-79 C	65-79 C	21-30 C	21-30 C
50-64 D	50-64 D	31-40 D	31-40 D
35-49 E	35-49 E	41-50 E	41-50 E
20-34 F	20-34 F	51-60 F	51-60 F
1-19 G	1-19 G	61-70 G	61-70 G
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
87	68		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



The Estate Office, 48A The Broadway, Potters Bar, Herts., EN6 2HW
t. 01707655466 | e. sales@duncanperry.co.uk |

