



3 Westwood Close, Potters Bar
£1,750,000



KINGS
SALES LETTINGS MANAGEMENT



3 Westwood Close

Potters Bar

- DETACHED RESIDENCE
- FOUR BEDROOMS
- THREE BATHROOMS
- THREE RECEPTIONS
- TWO STOREY GARDEN ROOM
- CARRIAGE DRIVEWAY
- SOUTH-WEST FACING REAR GARDEN
- CHAIN FREE
- FREEHOLD
- EPC RATING - TBC

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating: G



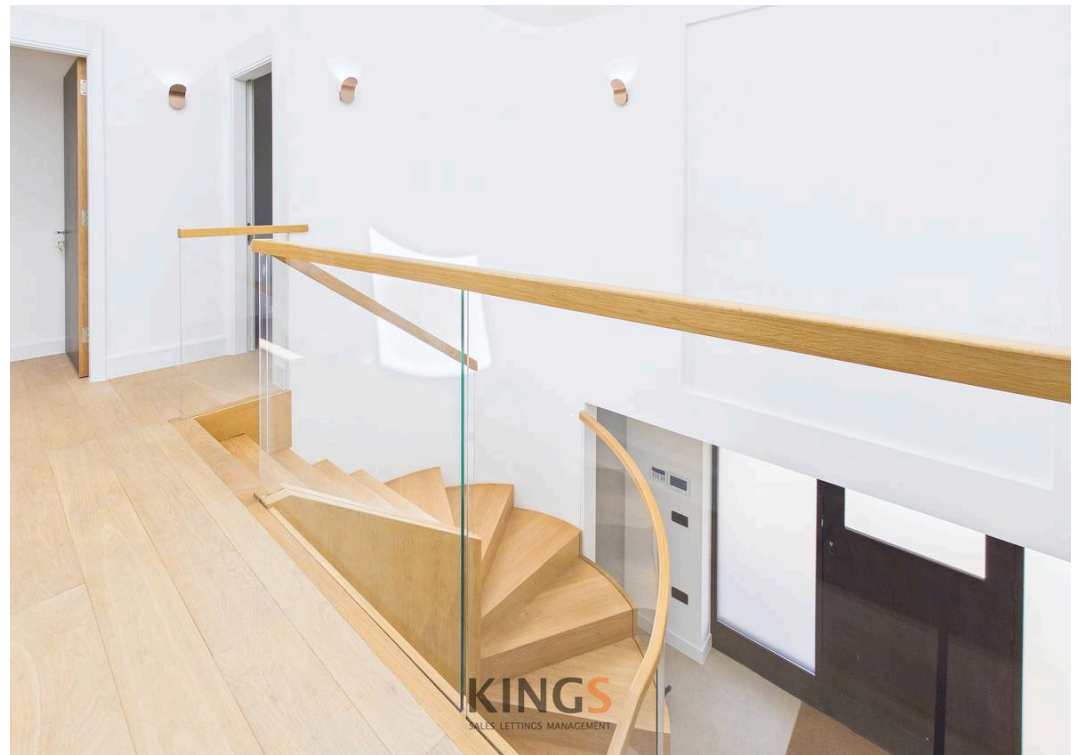
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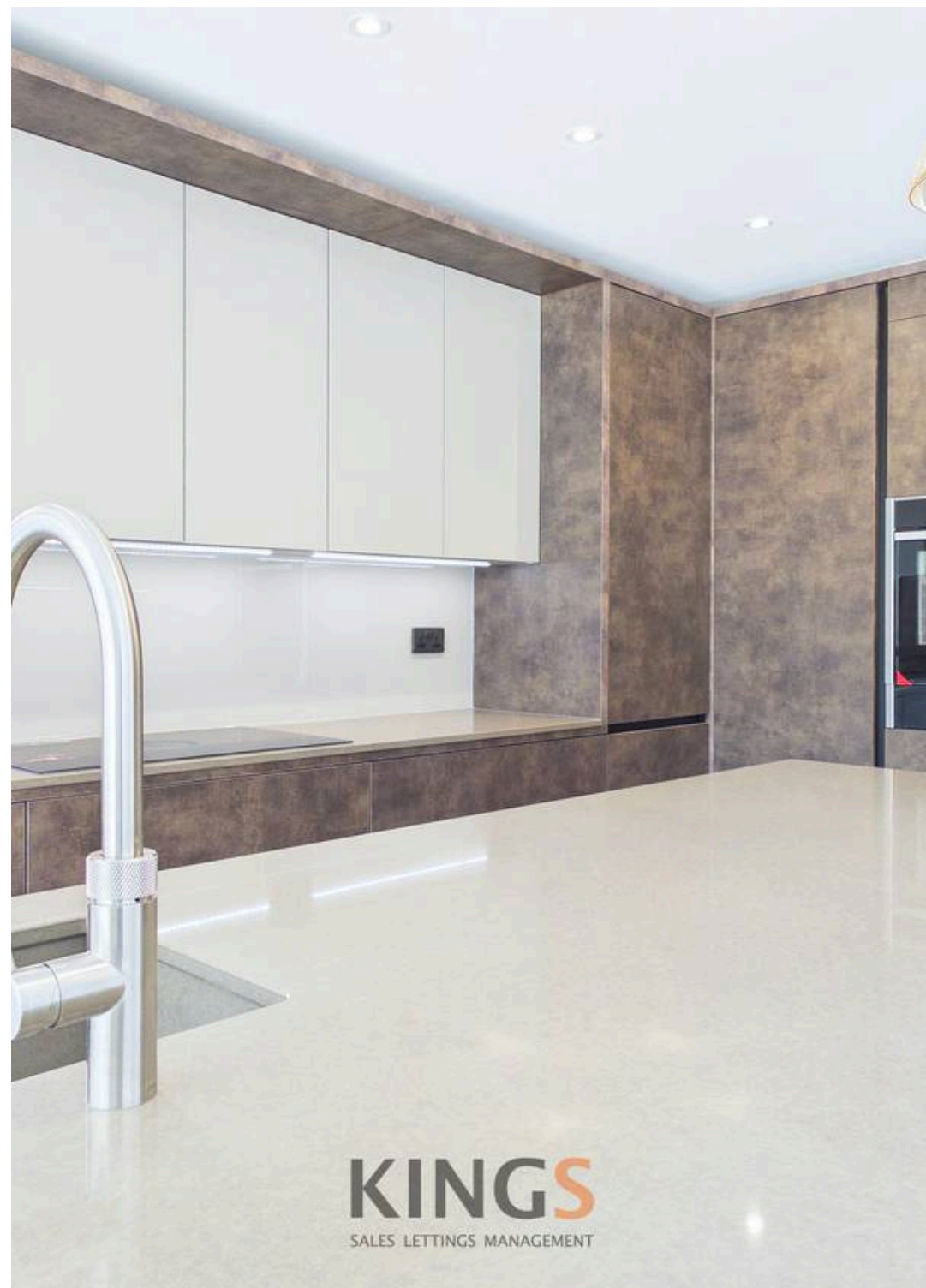


3 Westwood Close

Potters Bar

CHAIN FREE FOUR double bedroom DETACHED residence in LITTLE HEATH completely and LOVINGLY RESTORED & REFURBISHED.

Situated in a highly sought-after Little Heath cul-de-sac, this impressive four-bedroom detached residence offers an exceptional standard of living, just moments from Potters Bar train station and the renowned Lochinver House School. Brand newly and lovingly restored and refurbished throughout, the property blends classic proportions with contemporary luxury. Upon entering, you are greeted by a spacious entrance hall leading to three versatile reception rooms, ideal for formal entertaining, family gatherings, and every day living. The heart of the home is the high-end bespoke kitchen with island, fitted with dual Neff ovens, Nikola Tesla induction hob, Quooker hot-cold-filter-boil tap, Cookology wine fridge, other integrated appliances, Quartz worktops, and custom cabinetry, complemented by a separate utility room and a dedicated plant room for enhanced convenience. Each of the four bedrooms is generously sized, with the vaulted first floor adding a sense of grandeur and light. Three stylish bathrooms (including two en-suites) feature premium fixtures and fittings, providing comfort and privacy for all residents. This house is future proof with both storeys benefitting from underfloor heating, plumbing for A/C, remote control and rain sensor Velux, Alarm PIR sensors, security system, solar reflective glazing and other features. The home is offered chain free promising a straightforward move-in process for discerning buyers. Outside, the property is approached via an expansive carriage driveway, providing ample parking for multiple vehicles and enhancing the impressive kerb appeal. The rear garden, facing south-west, is beautifully landscaped, plumbed with an irrigation system and bathed in sunlight throughout the afternoon and evening, making it the perfect setting for summer entertaining or peaceful relaxation. Mature planting, a manicured lawn, and a decked terrace provide a tranquil and private outdoor space, with potential for further landscaping or the addition of an outdoor kitchen. The two storey garden room presents an exciting and versatile opportunity with its own kitchenette and shower room, underfloor heating, air conditioning, alarm and security cameras. With its prime location, generous outside space, and impeccable finish, this outstanding family home represents a rare opportunity in one of Little Heath's most desirable neighbourhoods. Freehold ownership ensures complete peace of mind for the future.





Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2



First Floor Building 2

Approximate total area⁽¹⁾

2730 ft²

253.7 m²

Reduced headroom

105 ft²

9.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Kings Estate Agents

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