



**8 Heath Close, Little Heath, Herts, EN6 1LT**  
**£795,000**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

Situated in this sought after cul-de-sac in the heart of Little Heath this four bedroom detached house features a through lounge / dining room as well as separate second reception room / snug and study. Fitted kitchen. Downstairs cloakroom. Gas central heating and double glazing. Summerhouse and off street parking. Offer chain free.



- FOUR BEDROOM DETACHED HOUSE
- SITUATED IN SOUGHT AFTER CUL-DE-SAC IN LITTLE HEATH
- THROUGH LOUNGE / DINING ROOM
- SECOND RECEPTION ROOM / SNUG
- STUDY
- DOWNSTAIRS CLOAKROOM
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- SUMMERHOUSE AND OFF STREET PARKING
- CHAIN FREE
- TENURE - FREEHOLD. COUNCIL TAX BAND G - WELWYN AND HATFIELD COUNCIL



Covered entrance porch. Panelled front door with frosted double glazed panels opens into

### **ENTRANCE HALL**

9'5" x 5'6" (2.88 x 1.69)

Laminate wood effect flooring. Feature radiator. Two frosted double glazed panel windows to front.

### **DOWNSTAIRS CLOAKROOM**

White suite comprising top flush W.C. Wall mounted wash hand basin. Splashback mosaic tiling. Tiled floor. Extractor fan.

### **THROUGH LOUNGE / DINING ROOM**

34'11" x 13'5" (10.66 x 4.09)

Dual aspect with double glazed leaded light patio doors to rear. Double glazed window to front. Feature brick fireplace with gas coal effect living flamed fire. Two feature radiators. Under stairs storage cupboard. Wall light points. Wall mounted TV aerial and power point.

### **KITCHEN**

12'10" x 7'10" (3.92 x 2.41)

Modern range of wall and base units featuring cupboards and drawers. Marble effect working surfaces with inset one and a half bowl sink unit with mixer tap. Splashback tiling. Integrated 1200 range style cooker with corresponding extractor hood and splashback. Space for fridge / freezer. Integrated washing machine and dishwasher. Space for wine cooler. LED downlighters. Concealed Worcester gas central heating boiler. Amtico tile effect flooring. Leaded light double glazed window to rear. Part glazed stable door to side.



## STUDY

9'0" x 8'3" (2.75 x 2.52)

Double radiator. Fitted shelving and shelved display cupboard. Laminate wood effect flooring. Double glazed window to side.

## RECEPTION ROOM TWO / SNUG

16'1" x 7'10" (4.91 x 2.41)

Double radiator. TV aerial point. Wall light points. Laminate wood effect flooring. Cupboard with hanging rail and cupboard above. Second cupboard housing gas and electricity meters. Double glazed window to front.

## FIRST FLOOR LANDING

15'5" x 6'0" (4.70 x 1.85)

Single radiator. Access to loft via foldaway ladder. Built in cupboard housing hot water tank and wooden slatted shelves. Double glazed window to front.

## BEDROOM ONE

13'0" x 12'0" (3.97 x 3.68)

Width measurement taken to back of fitted wardrobes being three double width and one single width with hanging rails and shelving. Matching chest of drawers and dressing table unit. Single radiator. Leaded light double glazed window to rear.

## BEDROOM TWO

11'9" x 8'9" (3.60 x 2.67)

Exposed timber floor. Single radiator. Leaded light double glazed window to rear.

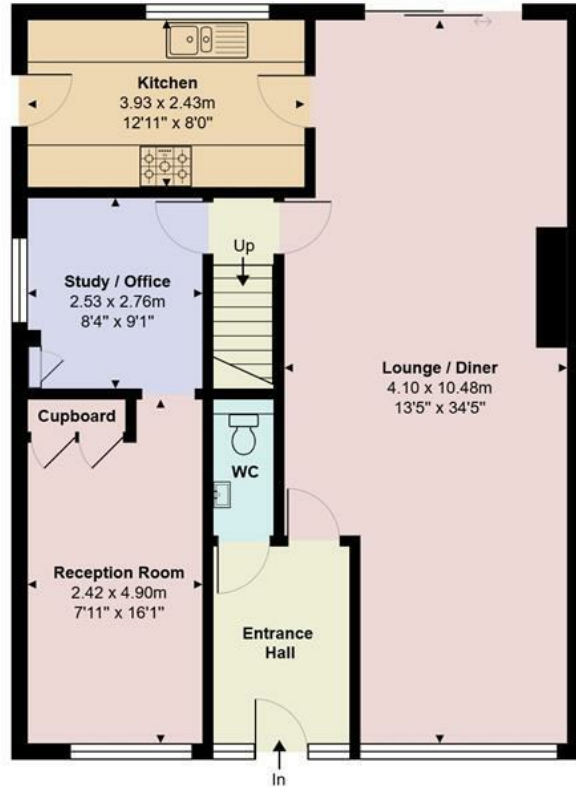
## BEDROOM THREE

9'11" x 9'10" (3.04 x 3.01)

Double radiator. Double glazed window to front.

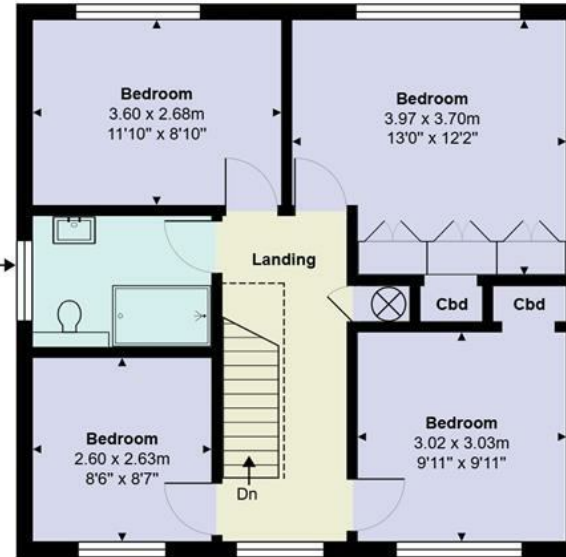






**Ground Floor**  
Area: 81.9 m<sup>2</sup> ... 882 ft<sup>2</sup>

**Shower Room**  
2.59 x 1.90m  
8'6" x 6'3"



**First Floor**  
Area: 58.4 m<sup>2</sup> ... 629 ft<sup>2</sup>



**Heath Close, Little Heath, Potters Bar, EN6 1LT**

Total Area: 140.3 m<sup>2</sup> ... 1511 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## TIMBER SUMMERHOUSE

9'6" x 9'7" (2.92 x 2.94)

Lighting and power. Part glazed casement door and window to front. Large covered timber veranda.

## EXTERIOR FRONT

Predominately block paved for parking.

Tenure - Freehold. Council tax band G - Welwyn & 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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