

Heath Road

Potters Bar EN6

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44 Heath Road
Potters Bar EN6 1LW

A Deceptively Spacious Five-Bedroom Detached Family Home

This impressive five-bedroom detached family home offers approximately 2,136 sq ft of well-proportioned accommodation arranged over two floors, providing spacious and versatile living throughout.

Upon entering, a welcoming reception hall provides access to the principal ground-floor rooms, including a generous lounge, separate sitting room, open-plan kitchen/diner and guest cloakroom. The modern kitchen is fitted with a range of contemporary units and flows seamlessly into the dining area, creating an ideal space for both everyday family life and entertaining. Bi-folding doors open directly onto the rear garden, allowing plenty of natural light into the room and creating a wonderful connection with the outside space.

A separate utility room is conveniently located off the kitchen and also benefits from direct access to the rear garden.

The first floor comprises five well-proportioned bedrooms, a family bathroom and two en-suite shower/bathrooms serving the principal and second bedrooms. The bedrooms further benefit from built-in wardrobes, providing excellent storage.

Externally, the property is approached via a paved driveway providing ample off-street parking and leading to a detached double garage. To the rear is a secluded garden with a paved patio area, which wraps around to the side of the property, providing an excellent setting for outdoor dining and entertaining.

Location

Located in sought after location of Little Heath with easy access to Potters Bar's many amenities including its mainline railway station with fast links into London Kings Cross (approx 20 minutes) as well as Moorgate. There are some highly regarded schools close by including private and state. Junction 23 of the M25 and the A1(M) are approx 2 miles distant, providing excellent local and national transport links.




STRIKEWORTH


STRIKEWORTH




TO-DO List
7PM




TO-DO List
Tetley
BREAD












H&M







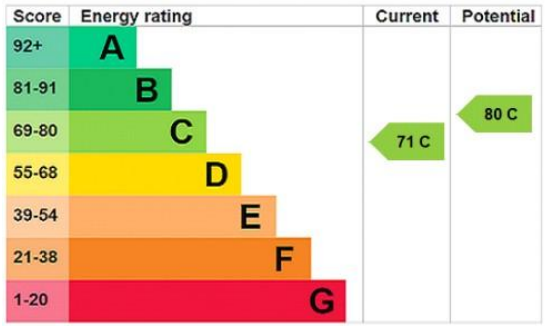












Local Authority:
Hertsmere
Council Tax Band: G
Tenure: FREEHOLD

The Property Ombudsman

DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate. All dimensions include wardrobe spaces where applicable.

Approximate Gross Internal Area 2136 sq ft - 199 sq m (Excluding Garage)

Ground Floor Area 1082 sq ft – 101 sq m
First Floor Area 1054 sq ft – 98 sq m
Garage Area 586 sq ft – 54 sq m

