



Hawkshead Road
Potters Bar EN6 1NA

31 Hawkshead Road, Potters Bar EN6 1NA

❖ A beautifully presented semi-detached family home which has been extended and improved to a high standard. Features include a magnificent 33ft kitchen/family room, cast iron fireplaces, oak flooring, study and en suite to principal bedroom .

❖ The property is arranged over two floors and boasts versatile family accommodation ideal for modern day living. The ground floor comprises entrance hall, guest cloakroom, spacious lounge with doors leading to the fabulous kitchen/ family room with doors onto garden. There is also a study/bedroom four. To the first floor there is a principal bedroom with en-suite shower room, two further bedrooms and a family bathroom. The gated front garden provides off street parking for two cars and the rear garden is approximately 60ft with a paved seating area to the immediate rear, planted borders and the remainder laid mainly to lawn.

❖ Situated in the popular Little Heath area of Potters Bar amidst green belt countryside and yet within easy access of the town's mainline rail station serving London's Kings Cross and Moorgate. Also nearby is Gobion's Wood with picturesque walks and lakes, schooling for all ages and many road networks. The M25 & the A1(M) are approximately 2 miles away.



























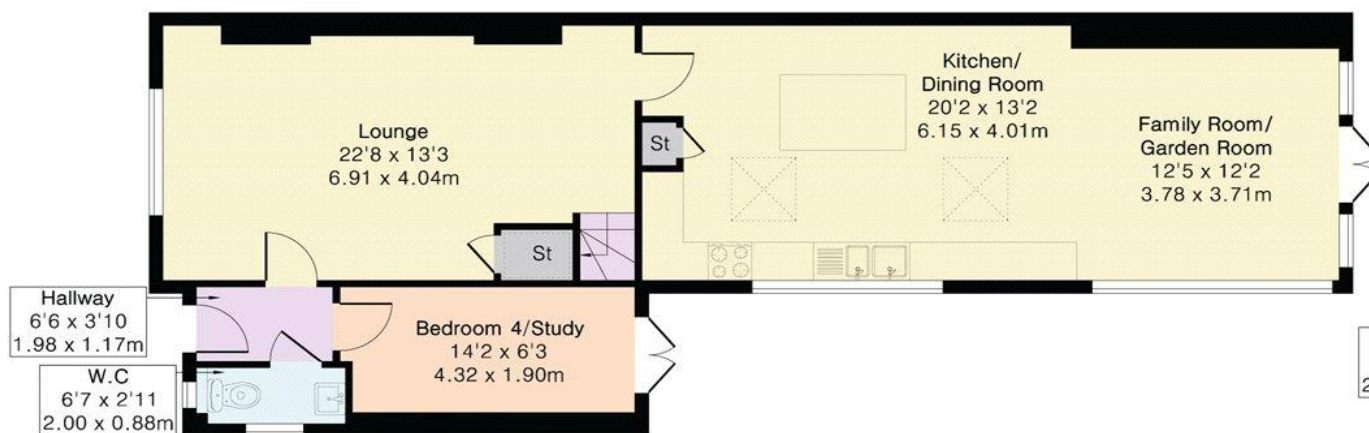
Local Authority:
Welwyn & Hatfield Borough Council
Council Tax Band: D
FREEHOLD

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

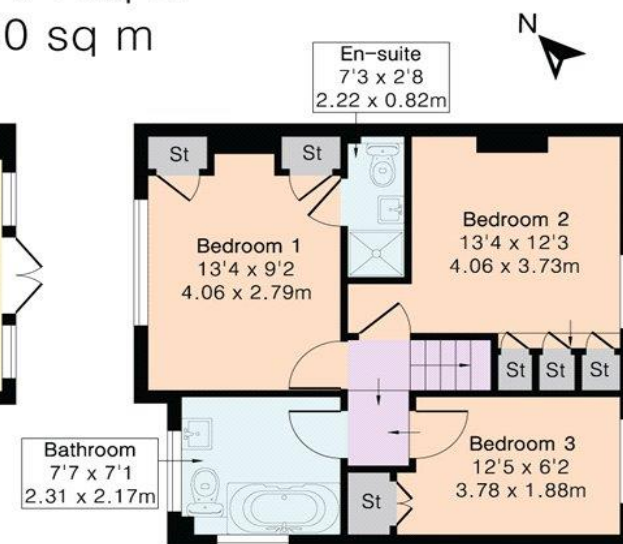
Approximate Gross Internal Area 1339 sq ft - 124 sq m

Ground Floor Area 903 sq ft – 84 sq m

First Floor Area 436 sq ft – 40 sq m



Ground Floor



First Floor

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.



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