

# Westwood Close

Potters Bar

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# Westwood Close Potters Bar EN6 1LH

An exceptionally well designed 5 bedroom family home arranged over three floors, offering circa 4071 sq ft built of modern and bright accommodation.

To the ground floor there is a large reception hallway, three reception rooms, fabulous kitchen/family room, utility and guest cloakroom.

On the first floor there are four bedrooms all with en suite facilities and a family bathroom.

The principal bedroom is situated on the second floor and benefits from dressing area and en suite.

The frontage provides off street parking for several cars and allows access to the double garage.

Set within a cul de sac within close proximity to Lochinver school and local transport and shopping amenities. It also benefits from easy access to the A1 (M) junction 6 and there is a wide choice of mainline rail stations, all offering fast and regular services to Kings Cross. The surrounding area offers an abundance of equestrian facilities and golf courses.

Hertsmere Council

Council Tax Band G

















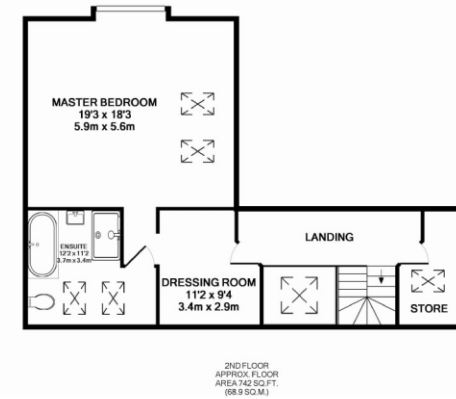
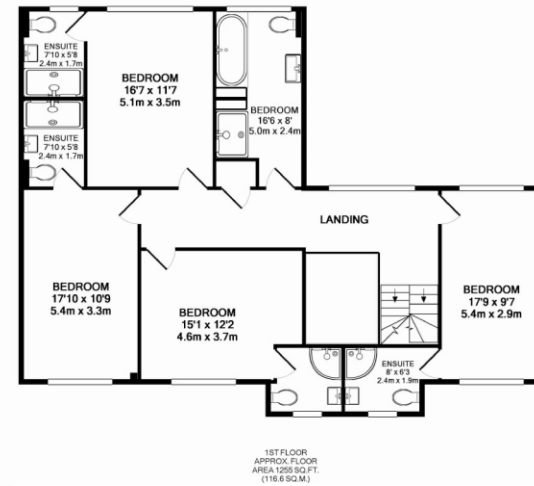
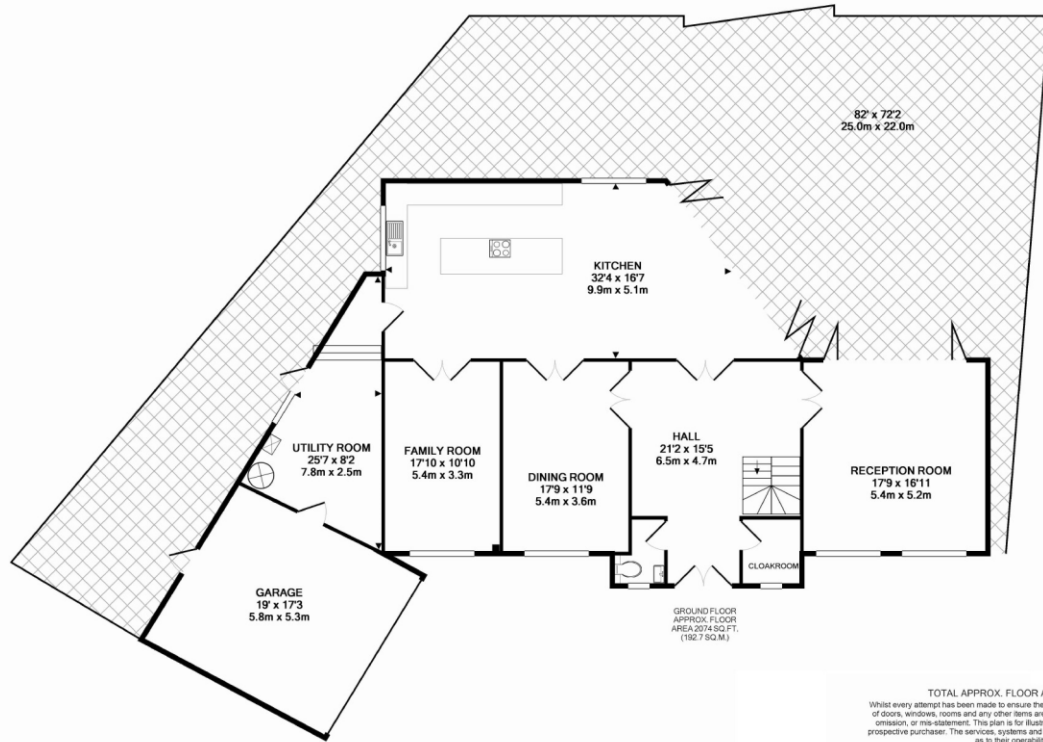








Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>81</b>	<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 4071 SQ.FT. (378.2 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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