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Heath Drive
Potters Bar

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PARK**

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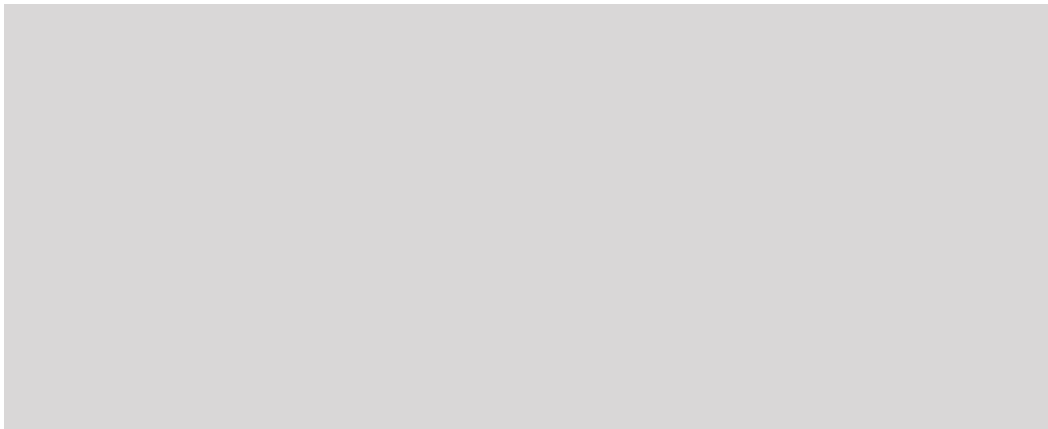
- ❖ On the market for first time in over 45 years. This fabulous detached residence located within close proximity to local shops and Potters Bar Station offers well-proportioned versatile living accommodation and offers scope to extend subject to relevant planning permission.
- ❖ The accommodation comprises to the ground floor welcoming reception hallway three reception rooms, lovely kitchen/breakfast room and guest cloakroom. On the first floor there are four bedrooms and a family bathroom. There is also a loft room that is accessed via a pull-down ladder.
- ❖ Externally the wonderful rear garden extends to circa 130', there is a paved seating area to the immediate rear, lovely rockery and water feature, garden shed with the remainder laid mainly to lawn. The frontage consists of carriage driveway laid to paving providing off street parking for several cars and allows access to the garage.
- ❖ Located in sought after location 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. Local schooling includes Queenswood (Girls), Lochinver House School (Boys), Stormont (Girls) and in the state sector Little Heath Primary, Dame Alice Owen's, Chancellors and Mount Grace. Junction 23 of the M25 and the A1(M) are approx. 2 miles distant, providing excellent local and national transport links.







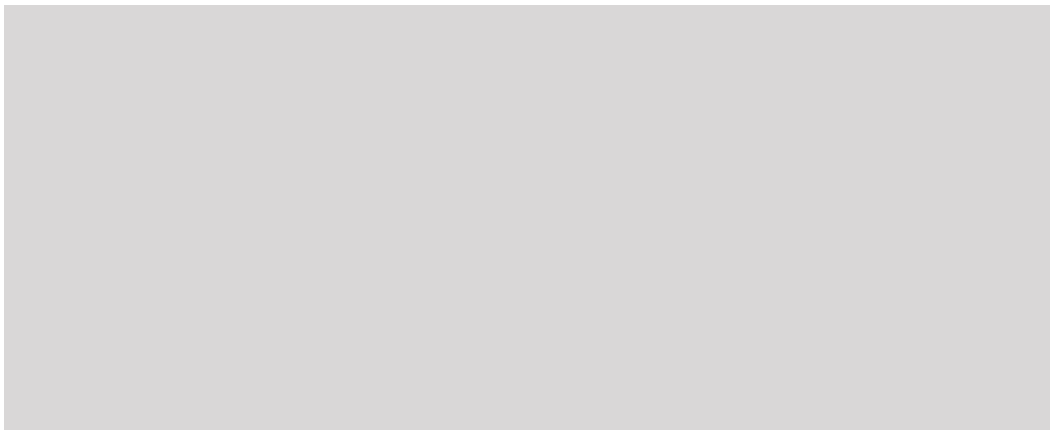






















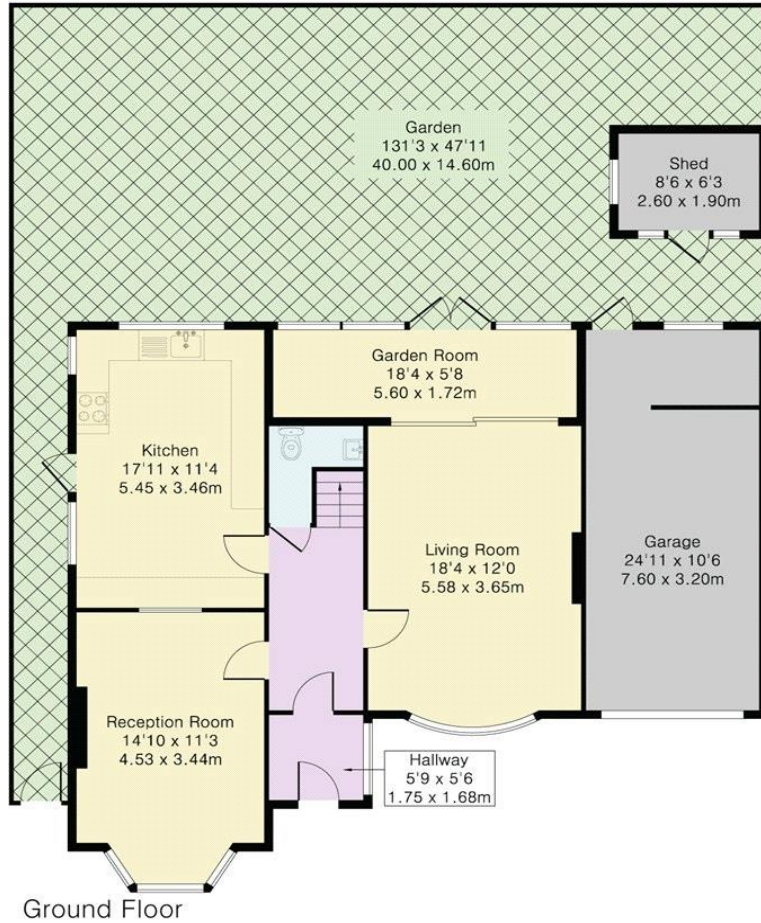




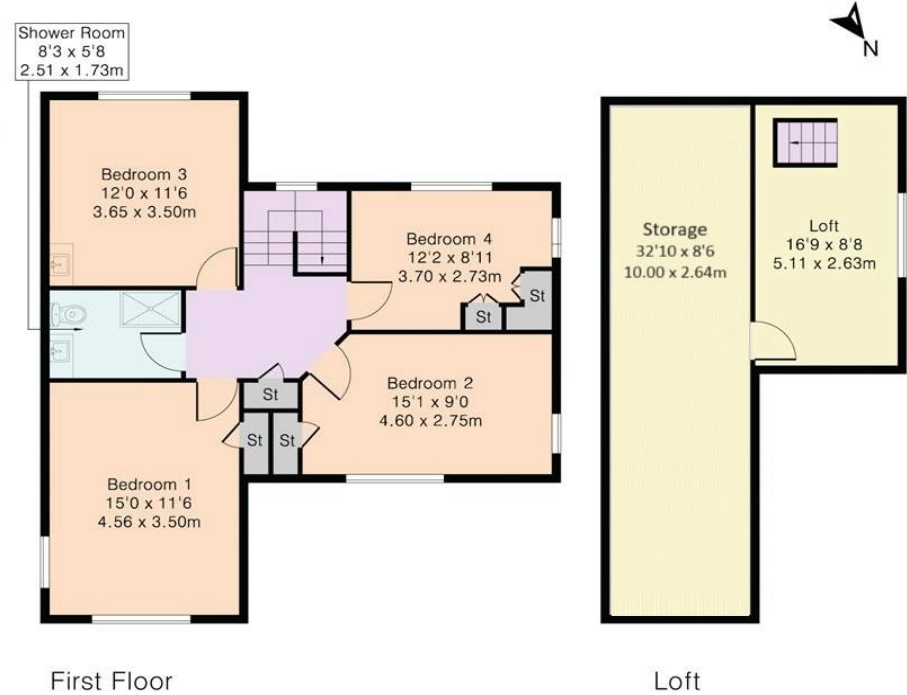
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Hertsmere Borough Council
Council Tax Band G
FREEHOLD

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 2370 sq ft – 220 sq m
Ground Floor Area 1216 sq ft – 113 sq m
First Floor Area 725 sq ft – 67 sq m
Loft Area 429 sq ft – 40 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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The Property
Ombudsman