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Kerdistone  
Close  
Little Heath

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BROOKMANS  
PARK  
T: 01707 661144**



# Kerdistone Close Little Heath EN6 1LG

This fabulous four/five bedroom detached residence boasts the most wonderful views to the rear and offers circa 2164 sq ft of versatile accommodation.

On the ground floor there is a spacious hallway, three bedrooms, study/bedroom 5 and shower room. On the first floor there is a wonderful lounge with balcony with far reaching views, dining room, kitchen, principal bedroom with en suite facilities and a guest cloakroom.

The rear garden has a paved seating area to the immediate rear with the remainder laid mainly to lawn. The frontage provides off street parking and allows access to the garage.

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 approx 2 miles away.















































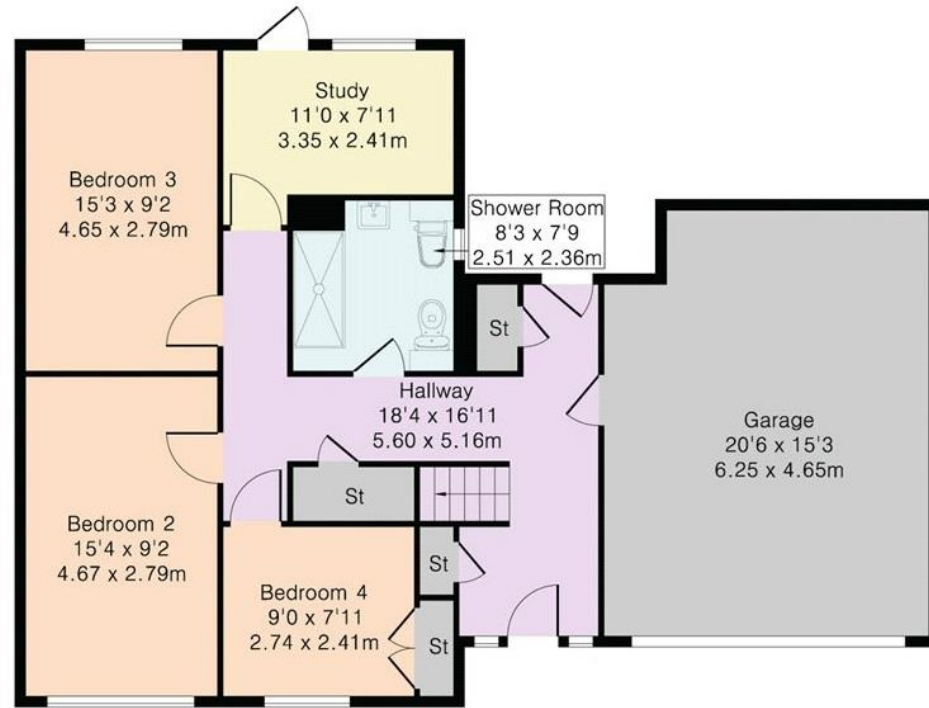


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>78</b>
(55-68) <b>D</b>	<b>58</b>
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

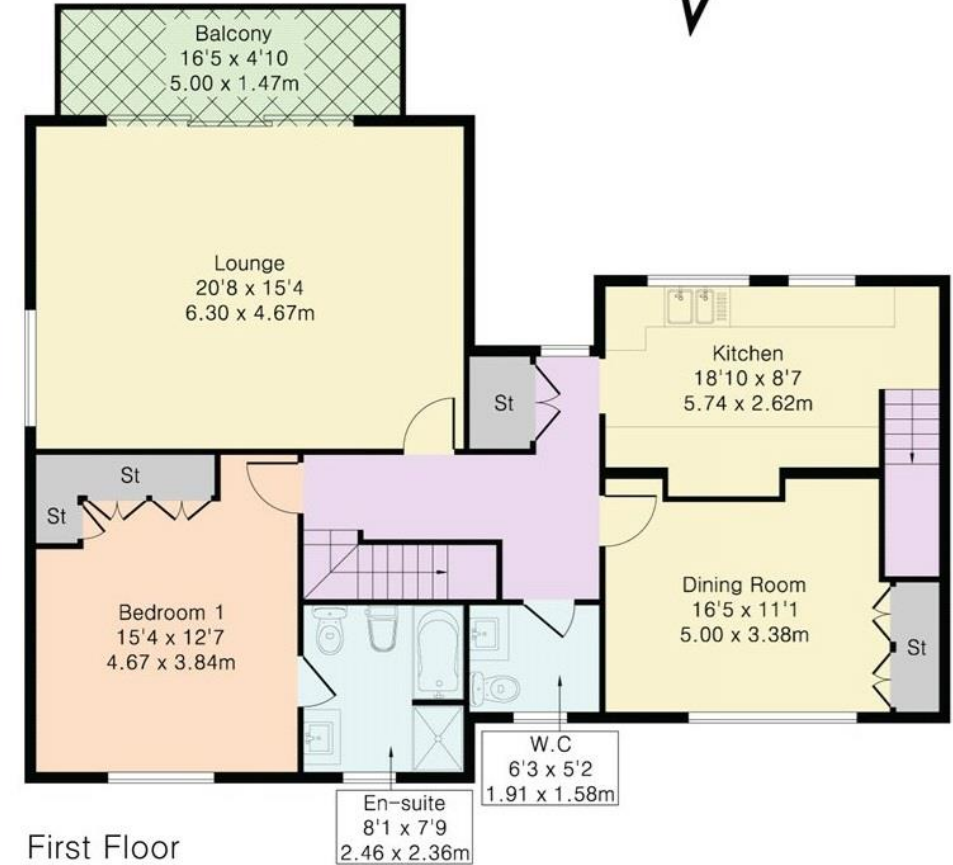
Local Authority:  
 Welwyn & Hatfield  
 Council Tax Band: G  
 FREEHOLD

**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 2164 sq ft – 201 sq m  
 Ground Floor Area 1075 sq ft – 100 sq m  
 First Floor Area 1089 sq ft – 101 sq m



Ground Floor



First Floor





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**STATONS  
BROOKMANS  
PARK**

53 Bradmore Green  
Brookmans Park  
Herts AL9 7QS

**T: 01707 661144**

[brookmans@statons.com](mailto:brookmans@statons.com)

