



Church Road
Little Heath, Potters Bar EN6

109 Church Road

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Recently refurbished and thoughtfully reconfigured, this impressive four-bedroom family home offers approximately 1,825 sq ft of well-planned accommodation (including the garage), occupying a highly desirable residential location in Potters Bar.

The ground floor has been designed to provide a superb balance of family living, entertaining space and practicality. A welcoming entrance hall leads to an exceptional 24ft dual-aspect lounge/dining room, creating a bright and versatile principal reception area with ample space for both formal dining and relaxed seating. To the rear of the property, a separate playroom/study provides an ideal home office for modern working requirements.

To the rear, the accommodation flows into a contemporary kitchen, complemented by a separate breakfast room overlooking the garden, creating a sociable hub for everyday family life. The kitchen has been finished to a high specification and features integrated appliances, twin ovens and a generous walk-in larder. A further TV room/snug offers excellent flexibility and can serve equally well as a family room or playroom. A guest cloakroom and useful internal access to the garage/utility room complete the ground floor accommodation.

The first floor provides four generous double bedrooms. The principal bedroom enjoys the benefit of an adjoining dressing room, creating a luxurious suite-like arrangement. A second bedroom benefits from its own en-suite shower room, whilst the remaining bedrooms are served by a stylish family bathroom. The spacious landing incorporates additional storage, enhancing the practicality of the layout.

The property has been further improved with the recent installation of a new boiler and radiators, ensuring efficient and reliable heating throughout.

The flexible accommodation is ideally suited to modern family living, with multiple reception rooms, dedicated home-working space and adaptable areas that can evolve with changing lifestyle needs.

Conveniently positioned approximately 0.8 miles from Potters Bar Mainline Station, the property offers a direct commute to London King's Cross in approximately 18 minutes. The extensive shopping, café and leisure amenities of Darkes Lane are also within easy reach, making this an exceptionally convenient location for families and commuters alike..











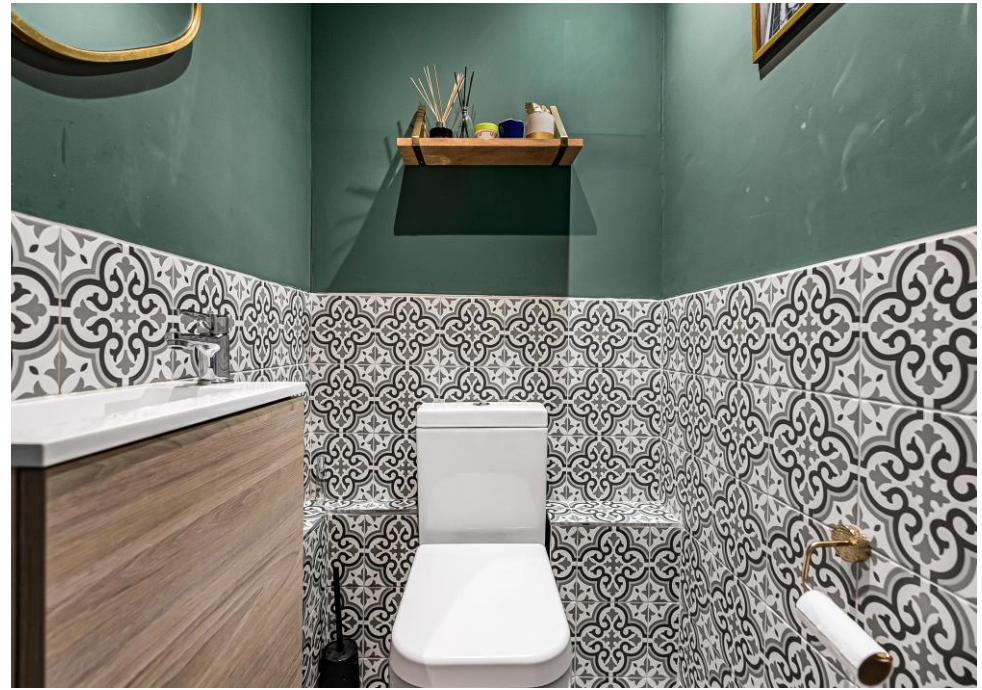


























Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

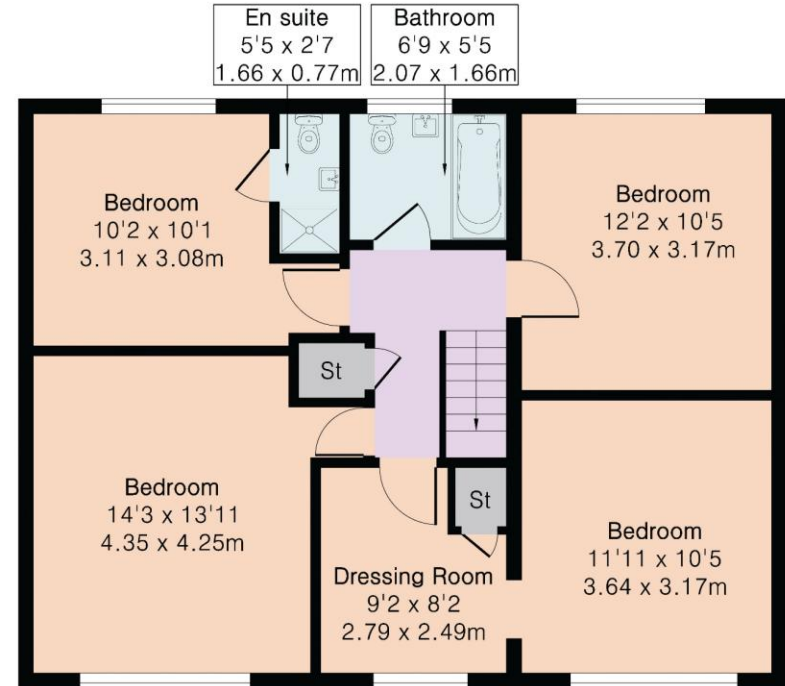
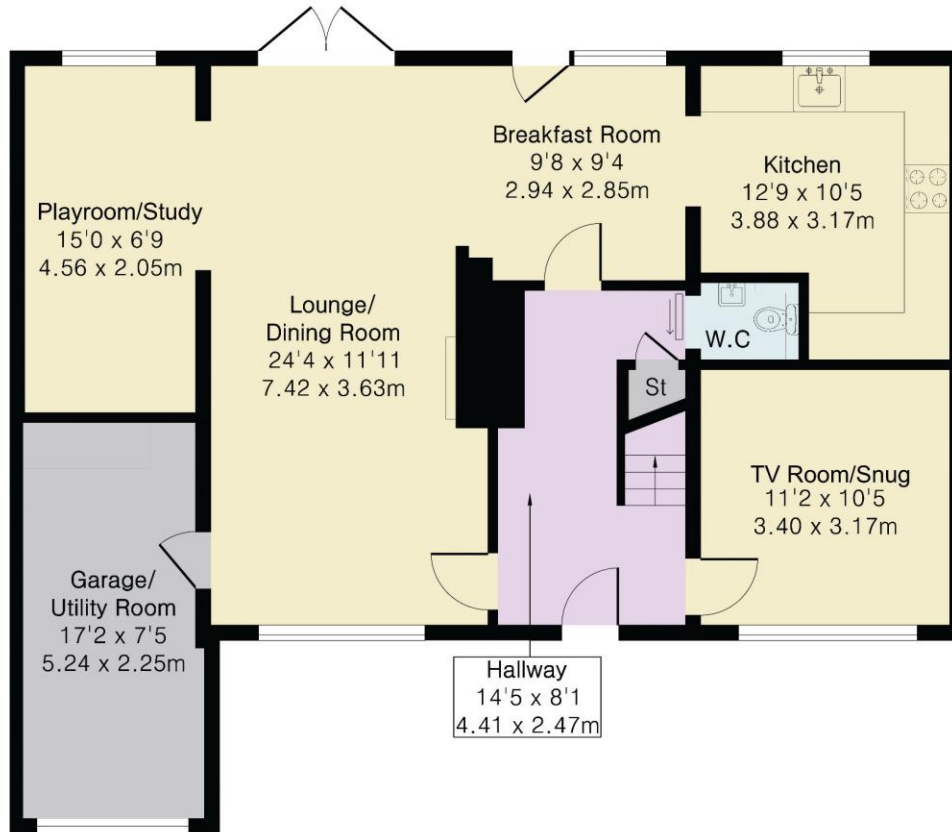
Approximate Gross Internal Area 1698 sq ft - 157 sq m (Excluding Garage)



Ground Floor Area 908 sq ft – 84 sq m

First Floor Area 790 sq ft – 73 sq m

Garage Area 127 sq ft – 12 sq m



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

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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