



Newlands Way

Little Heath, Potters Bar, EN6 1SG

£1,350,000



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An exceptionally spacious modern detached family home situated on a generous plot being one of only two homes in this exclusive turning just off Osborne Road in the heart of Little Heath within easy reach of local schools, shops and transport facilities including Potters Bar mainline as well as being close to open greenbelt countryside. The bright and airy, versatile accommodation is approx 3,000 sq ft in total and has a particularly spacious ground floor consisting of a welcoming galleried hallway, dual aspect lounge, wide dining room, open plan kitchen/breakfast/TV room, utility, guest WC, 3 bedrooms and 2 bathrooms. To the first floor, there is a semi galleried landing leading to 2 further double bedroom suites. Externally, there is an extremely spacious driveway to the front leading to a double garage and a beautifully tended large, mature garden to the rear. Viewing is strongly advised to fully appreciate this fine home. EPC: C

Parking Forecourt

Galleried Hallway

38'8" x 17'4" (11.8 x 5.3)

Guest WC

5'6" x 4'11" (1.7 x 1.5)

Dual Aspect Lounge

24'11" x 12'1" (7.6 x 3.7)





Dining Room

14'1" x 13'5" (4.3 x 4.1)

Utility Room

6'6" x 5'6" (2.0 x 1.7)

Kitchen/Breakfast/TV Room

35'1" x 12'1" (10.7 x 3.7)

Master Bedroom

17'4" x 15'8" (5.3 x 4.8)



En Suite Bathroom

13'9" x 7'2" (4.2 x 2.2)

Bedroom 2

19'4" x 12'1" (5.9 x 3.7)

Bedroom 5/ Study

11'5" x 7'10" (3.5 x 2.4)

Semi-Galleried Landing

18'4" x 13'1" (5.6 x 4.0)

Bedroom 3

17'8" x 10'9" (5.4 x 3.3)



En Suite Shower Room

10'9" x 4'3" (3.3 x 1.3)

Bedroom 4

17'8" x 10'9" (5.4 x 3.3)

En Suite Shower Room

10'9" x 4'3" (3.3 x 1.3)

Double Garage

19'0" x 16'0" (5.8 x 4.9)

Beautiful Mature Rear Garden

Further Scope to Extend (STPP)

Double Glazed

Gas Central Heating

No Onward Chain



