



**18 Coopers Road, Potters Bar, Herts, EN6 1JQ**  
**£525,000**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL  
■ PROPERTY MANAGEMENT ■

Nestled in the charming area of Coopers Road, Little Heath, this delightful end terrace house boasts a well-proportioned reception room with modern fitted kitchen and downstairs bathroom. There are two spacious bedrooms and a shower room on the first floor. Planning permission granted to extend above kitchen to create a third bedroom. Viewing recommended.



- TWO BEDROOM END OF TERRACE COTTAGE
- THROUGH LOUNGE / DINING ROOM
- MODERN FITTED KITCHEN
- DOWNSTAIRS BATHROOM
- FIRST FLOOR SHOWER ROOM
- TWO DOUBLE BEDROOMS
- WALKING DISTANCE TO MAINLINE STATION AND LOCAL SHOPS AND AMENITIES
- SITUATED IN POPULAR LOCATION OF LITTLE HEATH
- APPROVED PLANNING FOR ERECTION OF A FIRST FLOOR REAR EXTENSION - APPLICATION: 6/2026/1035/HOUSE
- TENURE - FREEHOLD. COUNCIL TAX BAND D - WELWYN AND HATFIELD COUNCIL



Wooden panelled front door opens into

### ENTRANCE LOBBY

Single radiator. Tiled floor. White wooden window to side. Door through to

### LOUNGE / DINING ROOM

Lounge section

Laminate wood effect flooring. Spotlights to ceiling. Double radiator. White UPVC double glazed window to front.

Dining room section

Continuation of laminate wood effect flooring. Double radiator. White UPVC double glazed window to side. Straight flight of stairs to first floor. Step up and door through to kitchen.

### KITCHEN

Featuring white high gloss fitted kitchen with wall, drawer and base units with complementary working surfaces above. Integrated Russell Hobbs oven with Zanussi gas hob and Zanussi extractor above. Tiled splashbacks. Stainless steel sink with mixer tap and drainer. Integrated dishwasher. Integrated fridge / freezer. Integrated Whirlpool washing machine. Spotlights to ceiling. Wall mounted vertical radiator. Worcester Bosch combination boiler concealed within kitchen unit. White UPVC double glazed casement doors to rear garden. White UPVC double glazed window to side. Door through to



## GROUND FLOOR BATHROOM

White suite comprising bath with mixer taps with separate handheld shower attachment. Close coupled W.C. with top flush. Sink set within vanity unit with mixer tap and storage drawers below. Spotlights to ceiling. Vent-Axia wall mounted extractor. Chrome heated towel rail. Tiled walls and tiled floor. White UPVC double glazed obscure glass window to rear.

## FIRST FLOOR LANDING

Access to loft.

## BEDROOM ONE

Double radiator. Two white UPVC double glazed sash windows to front.

## BEDROOM TWO

Double radiator. Storage cupboard with hanging rail and shelving. White wooden open top window to rear of property.

## SHOWER ROOM

Featuring white suite comprising Spotlights to ceiling. Walk in shower with overhead rainfall shower attachment. Wall mounted controls. Separate handheld shower Sliding glass shower door. Sink with mixer tap and storage drawers below. Integrated cistern W.C. with wall mounted flush. Chrome heated towel rail. Tiled walls and tiled floor. Avent-Axia ceiling extractor.

## REAR OF PROPERTY

Accessed via casement door in kitchen. Lead out onto patio area. Step up to lawned area with plant and shrub borders. Pathway to a smaller patio area at rear. Outside tap. Outside lighting. Access to side of property with gate to front.







**Coopers Road, Hertfordshire EN6**

Total Area: 77.7 m<sup>2</sup> ... 836 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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**Property Information**  
 We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.

### FRONT OF PROPERTY

Dwarf wall to front with front gate leading to front door. Paved area. Side access to rear via side gate. External concealed gas meter.

Tenure - Freehold. Council tax band D - Welwyn and Hatfield Council.



| Energy Efficiency Rating                                                              |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                                        |         |           |
|---------------------------------------------------------------------------------------|---------|-----------|---------------------------------------------------------------------------------------|---------|-----------|
| More energy efficient - lower running costs                                           | Current | Potential | More environmentally friendly - lower CO <sub>2</sub> emissions                       | Current | Potential |
| Very energy efficient - lower running costs                                           |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions                       |         |           |
| 95-100 <b>A</b>                                                                       |         |           | 95-100 <b>A</b>                                                                       |         |           |
| 85-94 <b>B</b>                                                                        |         |           | 90-94 <b>D</b>                                                                        |         |           |
| 75-84 <b>C</b>                                                                        |         |           | 80-89 <b>C</b>                                                                        |         |           |
| 65-74 <b>D</b>                                                                        |         |           | 70-79 <b>D</b>                                                                        |         |           |
| 55-64 <b>E</b>                                                                        |         |           | 60-69 <b>E</b>                                                                        |         |           |
| 45-54 <b>F</b>                                                                        |         |           | 50-59 <b>F</b>                                                                        |         |           |
| 35-44 <b>G</b>                                                                        |         |           | 40-49 <b>G</b>                                                                        |         |           |
| 25-34 <b>H</b>                                                                        |         |           | 30-39 <b>F</b>                                                                        |         |           |
| 15-24 <b>I</b>                                                                        |         |           | 20-29 <b>G</b>                                                                        |         |           |
| 5-14 <b>J</b>                                                                         |         |           | 10-19 <b>G</b>                                                                        |         |           |
| Not energy efficient - higher running costs                                           |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions                       |         |           |
| Energy Efficiency & Wales                                                             |         |           | Environmental Impact & Wales                                                          |         |           |
| EU Directive 2002/91/EC                                                               |         |           | EU Directive 2002/91/EC                                                               |         |           |
|  |         |           |  |         |           |

