



**2 Bed  
Maisonette  
located in**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

**Lynton Crest**

**Potter Bar**

**EN6 1PP**



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**£375,000**

Situated walking distance from Darkes Lane with local shops and mainline railway services into London. This two bedroom well presented first floor maisonette features double glazing, gas central heating and its own 65' x 24' westerly rear garden. Property is offered chain free.

Panelled front door with frosted double glazed raised panels. Opens into

### **ENTRANCE HALL**

Straight flight of stair case to first floor landing. Double radiator. Built in cupboard housing electricity consumer unit with cupboard above. Access to loft via aluminium foldaway ladder. Frosted double glazed window to side. Double glazed obscure glass window to front.

### **LOUNGE**

13'9 x 11'6

Length measurement taken into bay being double glazed to front. Wall mounted TV aerial & power point. LED ceiling spotlights. Wall mounted radiator.

### **KITCHEN**

9'1 x 8'5

Range of white high gloss wall and base units featuring cupboards and drawers. Wood effect working surfaces with inset 4-ring gas hob with extractor above and electric oven and grill below. Single drainer sink unit with mixer tap. Tiled splashback. Tiled floor. Wall mounted Valliant gas central heating boiler. Space for fridge and freezer. Integrated washing machine. Integrated dishwasher. LED ceiling spotlights. Single radiator.

### **BEDROOM ONE**

13' x 10'10

Double radiator. Wall mounted TV aerial and power point. Double glazed window to rear.

### **BEDROOM TWO**

11' x 7'1

Double radiator. Double glazed window to front.

### **BATHROOM**

6' x 5'5

White suite comprising bath with mixers taps. Overhead and hand shower attachment. Glass shower screen. Vanity top wash basin with drawers below. Top flush W.C. Tiled walls. Tiled floor. Extractor fan. Chrome heated towel rail. Ceiling spotlights. Frosted double glazed window to side.

### **EXTERIOR REAR**

65' x 24'

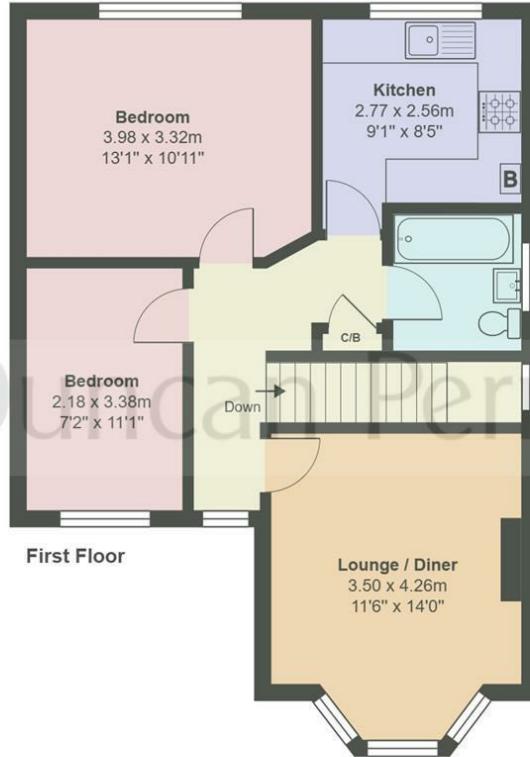
Accessible via pathway and situated to rear of ground floor garden area. Backing westerly. Concrete patio area and good sized lawned area. Two small storage cupboards. Various flowers and shrubs in borders and few mature trees including palm tree.

Tenure - Leasehold - 135 years remaining. Ground rent - Peppercorn. No service charge. Council tax band C - Hertsmere Council.

### **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.





## Lynton Crest, Hertfordshire EN6

Total Area: 57.2 m<sup>2</sup> ... 616 ft<sup>2</sup>

All measurements are approximate and for display purposes only

**Duncan Perry**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

### DIRECTIONS

Please refer to Google Maps using postcode.

### CONTACT

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