



**2 Bed
Maisonette
located in Potters Bar**

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Dugdale Hill Lane
Potters Bar
EN6 2DS



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£299,950

Duncan Perry offers this CHAIN FREE GROUND FLOOR MAISONETTE with a short lease of 53 years. Suitable for cash buyers only. Property features kitchen, bathroom, large lounge, off street parking, garage and front and rear gardens.

PORCH

Step up to wooden white porch with tiled floor. Wall light point.. Leading to

Wooden front door opening into:

HALLWAY

Single radiator. Dado rail. Cupboard housing electric meter and consumer unit.

LOUNGE

Two brown UPVC windows to front. Single radiator. Feature electric coal effect fire in brick surround. Wall light points. Coving to ceiling.

BEDROOM ONE

Single radiator. Wall light points. Cupboard with hanging and shelf.. Second cupboard housing hot water tank and rack shelving. White Georgian style courtesy door onto garden at rear. Two white UPVC windows to rear.

BEDROOM TWO

Brown UPVC bay window to front. Single radiator. Wall light points.

BATHROOM

Cream bathroom suite comprising bath with singular taps and wall hung electric Triton shower over bath. Pedestal sink with singular taps. High flush WC. Brown UPVC double glazed obscure window. Double radiator.

KITCHEN

Range of wall, drawer and base units in Cream. Hygena electric oven with Hygena for ring gas hob above. Concealed extractor above that, Wall hung Valliant boiler. Space for washing machine. Circular stainless steel sink and separate drainer. White UPVC window to rear. Aluminium courtesy door to rear. Space for fridge/ freezer. Large larder cupboard with shelving.

EXTERIOR REAR

26'2" x 18'0"

Accessed from bedroom one or from kitchen onto crazy paved patio. Further paved area to side leading to timber shed. Outside water tap. Canopy over kitchen door. Grass area with borders to side and to rear.

DETACHED GARAGE

Up and over door to front (No electrics or power).

FRONT EXTERIOR

Block paved drive for parking. Grass area with borders with shrubs. Covered Gas meter. Bushes to side. Retained by dwarf wall to front.

Leasehold 53 years remaining. Ground Rent £30 per year. 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.





Dugdale Hill Lane, Hertfordshire EN6

Total Area: 63.0 m² ... 678 ft² (excluding garage (unmeasured))

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		
(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 property postcode.

CONTACT

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