



**2 Bed
Maisonette
located in Potters
Bar**

£399,000



Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

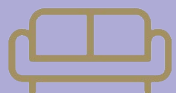
Church Road
Potters Bar
EN6 1EY



2



1



1



D

Wooden front door with small leaded light glazed central panel. Opens into

HALLWAY

Radiator. Storage cupboards with rack shelving. Further larger storage cupboard housing consumer unit and electric meter.

LOUNGE

Feature gas fireplace with limestone surround. Double radiator. White UPVC double glazed window facing onto rear garden. Double glazed casement door to side.

KITCHEN / BREAKFAST ROOM

Fitted with a range of wall, drawer and base units in white gloss with black working surfaces above. Tiled splashbacks. Integrated BEKO washing machine. Bosch double oven. Stainless steel 4-ring hob above. Stainless steel NEFF extractor. One and a half bowl stainless steel sink with mixer tap. Integrated undercounter fridge and separate freezer. Concealed within one of the kitchen units is a Valliant combination boiler. Single radiator. Tiled floor. Double glazed white UPVC window to side and rear.

BEDROOM ONE

Double radiator. White UPVC double glazed window to front.

BEDROOM TWO

Single radiator. White UPVC double glazed window to front. Good sized lower level storage cupboard.

BATHROOM

Fitted with a white suite comprising bath with mixer tap. Wall mounted Mira shower. Glazed pivoting shower screen. Wall hung sink with mixer tap. Top flush W.C. Chrome heated towel rail. Ceiling mounted extractor and spotlights. Two double glazed obscure glass windows to side. Tiled walls. Tiled floor.

REAR GARDEN

25' x 25'

Leading out from lounge on to a raised decked area with steps leading down to a further larger decked area and step down to

remainder of garden which is laid to lawn and faces South. Gate leading onto side and front of property.

FRONT OF PROPERTY

Parking space. External gas meter. Step up to front door. Canopy above with downlighters. Gated access to side of property. Outside tap and access on to garden.

Tenure - Leasehold - 124 years remaining on lease. 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.





77 Church Road, Potters Bar, EN6 1EY



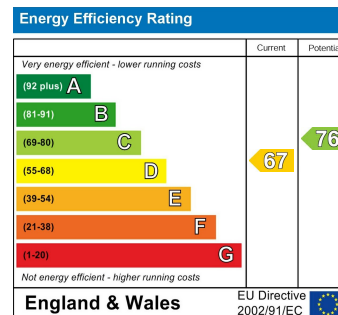


Church Road, Hertfordshire EN6

Total Area: 61.9 m² ... 666 ft²

All measurements are approximate and for display purposes only

Duncan Perry



DIRECTIONS

Please refer to Google Maps using postcode.

CONTACT

The Estate Office
48A The Broadway
Potters Bar
Herts.

E: sales@duncanperry.co.uk
T: 01707655466
<https://www.duncanperry.co.uk>

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL