



**2 Bed  
Maisonette  
located in Potters Bar**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL



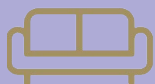
Dugdale Hill Lane  
Potters Bar  
EN6 2DW



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£359,000

Available CHAIN FREE is this ground floor two-bedroom maisonette with own garden. Well located with good access to all local amenities the property features lounge/diner, kitchen, bathroom, and two double bedrooms together with long lease. Viewings by appointment.

UPVC front door with obscure glass glazed panels. Opens into

#### HALLWAY

Wood laminate flooring. Single radiator. Large storage cupboard with shelving and houses consumer unit, electricity and gas meters. Door through to

#### LOUNGE / DINER

Continuation of laminate flooring. Single radiator. White UPVC double glazed window to front.

#### KITCHEN

Accessed via sliding door. Kitchen itself is fitted with white wall, drawer and base units. Black flecked worktop above and tiled splashbacks. Slimline two ring Zanussi electric hob. Zanussi oven. Space for undercounter fridge. Space for washing machine and dishwasher. Stainless steel sink with mixer tap. Double glazed window to rear. Wall mounted Biasi boiler. Double glazed window to rear.

#### BATHROOM

Features white suite comprising bath with mixer tap and handheld shower attachment. Pedestal sink with mixer tap. Top flush W.C. Heated towel rail. Large storage cupboard with shelf and hanging section. Part tiled walls. Double glazed window to rear.

#### BEDROOM ONE

Vertical column radiator in anthracite finish. Sliding patio doors facing onto rear garden.

#### BEDROOM TWO

Single radiator. White UPVC double glazed window to front.

#### REAR GARDEN

100'

Accessed via sliding patio doors or from side of property. Patio area. Garden is 100' in length tapering to the rear.

#### FRONT OF PROPERTY

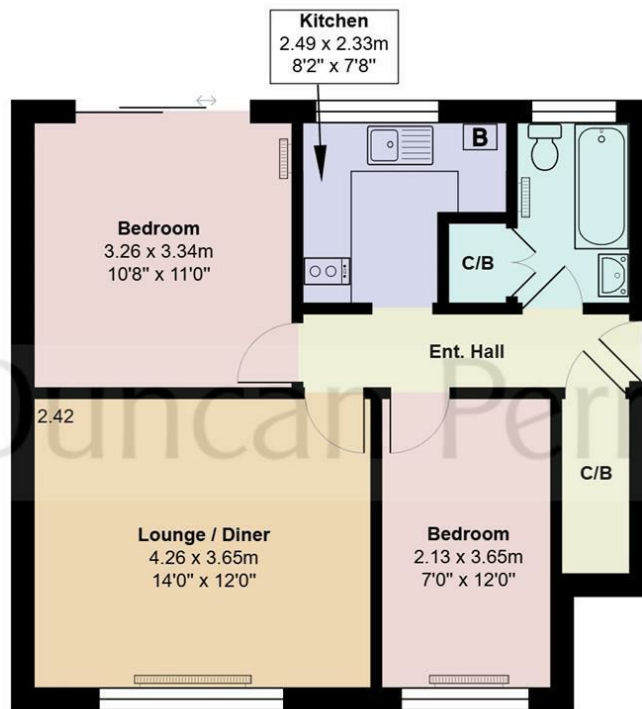
Accessed from Dugdale Hill Lane via wooden gates shared with the neighbouring upstairs property. Side area providing storage for bins. Step up to front door. Outside lighting. External power points. Canopy above front door.

Tenure - Leasehold - 127 years remaining. Ground rent - Peppercorn. No service charge. Council tax band D - 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.





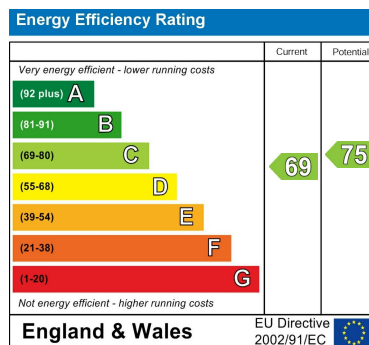
Ground Floor

## Dugdale Hill Lane, Hertfordshire EN6

Total Area: 52.4 m<sup>2</sup> ... 564 ft<sup>2</sup>

All measurements are approximate and for display purposes only

# Duncan Perry



### DIRECTIONS

Please refer to Google Maps using postcode.

### CONTACT

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