



9 CHAUNCY AVENUE, POTTERS BAR EN6 5LE

Offers Invited £299,950 | Leasehold

ANDREW WARD EST. 1988  
ESTATE AGENTS





## Property Overview

This beautifully presented two double bedroom first floor maisonette is situated in a quiet cul-de-sac and benefits from having been refurbished by the current vendor which includes new UPVC double glazed windows, rewired throughout, new central heating system, a long lease, as well as having planning permission granted for a loft conversion to create a further bedroom and en-suite shower.

The property features a private entrance door, own front garden, spacious lounge/dining room with an arch to the modern kitchen/breakfast room, two good sized bedrooms and a bathroom.







## Property Features

- LOUNGE/DINING ROOM: 17'1 x 10'10
- KITCHEN: 10'10 x 6'11
- OWN FRONT GARDEN
- PRIVATE ENTRANCE DOOR
- REFURBISHED
- BEDROOM 1: 13'9 x 10'10
- BEDROOM 2: 10'0 x 9'4
- BATHROOM
- PLANNING GRANTED TO CONVERT LOFT
- LONG LEASE

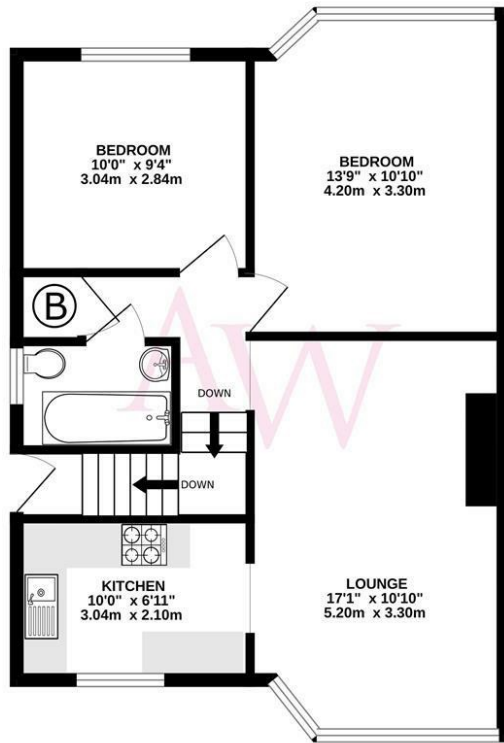
## Agents Notes

The current lease has approximately 127 years remaining, a ground rent of £30.00 per annum and the current building insurance is approximately £470.00 per annum.

COUNCIL TAX BAND: C

EPC RATING: D

FIRST FLOOR  
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA: 586 sq ft. (54.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Contact us

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