



29 SANDRINGHAM ROAD, POTTERS BAR EN6 1EX

Offers In The Region Of £449,950 | Leasehold

ANDREW WARD<sup>EST 1988</sup>  
ESTATE AGENTS



## Property Overview

Situated in a highly sought after cul-de-sac off Church Road, this tastefully refurbished two double bedroom first floor maisonette benefits from having direct access to a fabulous 60ft private rear garden with paved terrace and a garage en-bloc.

The property has its own entrance door leading to an entrance hall which has a fitted storage cupboard with plumbing and space for a washing and drying machine, stairs gently rise to the first floor landing, an 18ft lounge which has a fitted gas fire, modern fitted kitchen, an elegant 15ft main bedroom which has fitted wardrobes and overlooks the rear garden, a good sized second bedroom which is currently used as a dining room and there is a shower room.





## Property Features

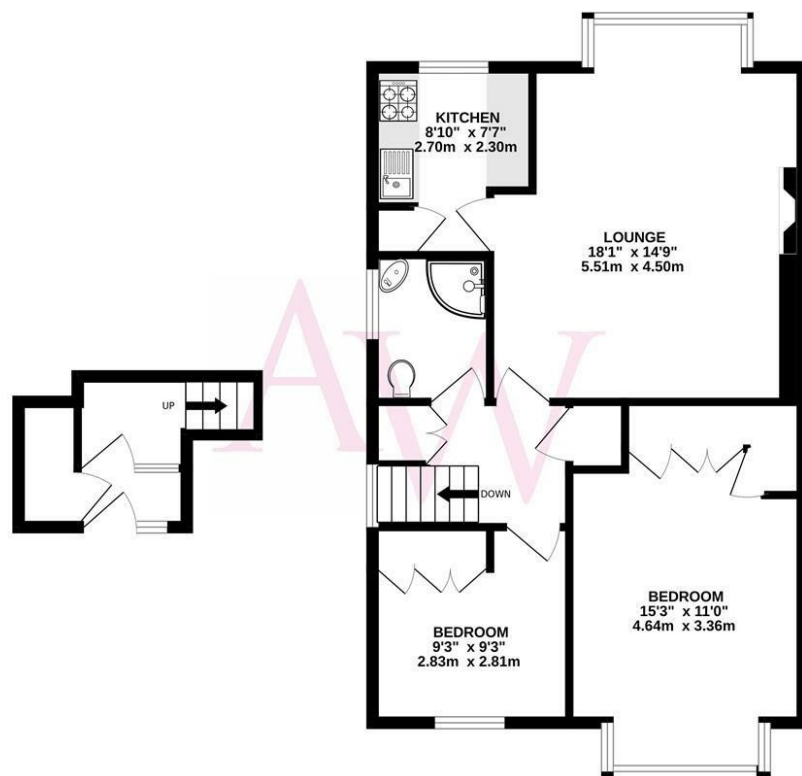
- LOUNGE/DINER: 18'1 x 14'9
- KITCHEN: 8'10 x 7'7
- DIRECT ACCESS TO 73' X 34' PRIVATE REAR GARDEN
- 127 YEAR LEASE
- SERVICE CHARGE TBA
- BEDROOM 1: 15'3 x 11'0
- BEDROOM 2: 9'3 x 9'3
- SHOWER ROOM
- GARAGE EN-BLOC
- CUL DE SAC

## Agents Notes

We understand that the lease has approximately 127 years remaining.  
Ground Rent: Peppercorn  
Service Charge: TBA  
We have been advised that the loft space forms part of the demise of this property and therefore there is potential to extend into the loft, subject of course to obtaining all the usual planning consents.

EPC RATING: C  
COUNCIL TAX BAND: D

**FIRST FLOOR**  
715 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA: 715 sq.ft. (66.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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