



20 SANDRINGHAM ROAD, POTTERS BAR EN6 1EX

Asking Price £375,000 | Leasehold

ANDREW WARD EST. 1988  
ESTATE AGENTS





## Property Overview

Situated towards the end of a quiet cul-de-sac off Church Road on the Little Heath borders, is this larger than average and very well presented two double bedroom ground floor maisonette which benefits from a long lease, low outgoings, private entrance door and own front garden.

The accommodation comprises a spacious lounge which has a feature gas fireplace and a bay window to the front, a Howdens fitted kitchen which has granite worktops and integrated appliances, two good sized bedrooms and a fully tiled shower room which has underfloor heating. There is a fitted cupboard in the entrance porch with plumbing and space for a washing machine and in the hallway a deep understairs storage cupboard and a larder.







## Property Features

- LOUNGE: 17'7 x 14'1
- KITCHEN: 8'10 x 7'7
- OWN FRONT GARDEN
- PRIVATE ENTRANCE DOOR
- BEDROOM 1: 15'7 x 11'0
- BEDROOM 2: 9'2 x 9'0
- BATHROOM
- 139 YEAR LEASE

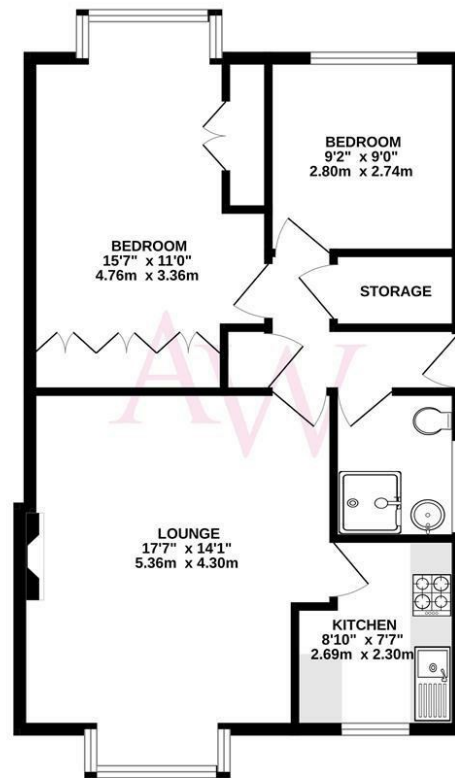
## Agents Notes

We understand that the lease has approximately 139 years remaining, a ground rent of £50.00 per annum and with no fixed service charge as this property is responsible for the drains, whilst the first floor maisonette is liable for any roof repairs.

There is gas central heating (Worcester combination boiler) and double glazed windows.



GROUND FLOOR  
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA: 640 sq.ft. (59.5 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 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 operation or efficiency can be given.  
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All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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