

**2 Bed
Maisonette
located in Potters Bar**

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

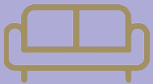
Margarets Close
Potters Bar
EN6 5LB



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£330,000

Situated in cul-de-sac just off Tempest Avenue, this CHAIN FREE TWO BEDROOM GROUND FLOOR MAISONETTE features own rear garden, gas central heating and double glazing. Potters Bar High Street with shops and transport services accessed via walking through Oakmere Park.

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UPVC side front door with frosted double glazed panels opens into:

ENTRANCE HALL

Laminate wood effect flooring. Covered radiator. Built in cupboard.

LOUNGE

16'4 x 10'10

Feature fireplace with brick surround and hearth and log burner. Double width cupboard set in alcove. Picture rail. Laminate wood effect flooring. Single radiator. UPVC framed double glazed half bay window to front. Telephone point. T.V. aerial point.

KITCHEN

10' x 7'

Range of wall and base units featuring cupboards and drawers with wood work surfaces, inset sink with mixer tap. Space for gas cooker. Integrated fridge/freezer. Space for dishwasher and washing machine. Concealed Worcester gas central heating boiler. Splash back tiling with stainless steel cooker splash back and stainless steel extractor. Wood effect floor covering. UPVC framed double glazed window to front.

BEDROOM ONE

13' x 11'

UPVC framed double glazed half bay window to rear. Single radiator.

BEDROOM TWO

10' x 9'

Single radiator. UPVC framed double glazed window to rear.

BATHROOM

6'8 x 4'6

White suite comprising bath with mixer tap and separate shower over bath. Glass shower screen. Pedestal wash basin and top flush w.c. Frosted UPVC framed double glazed window to side. Tiled walls. Wood effect floor covering. Chrome heated towel rail. Mirrored bathroom cabinet.

EXTERIOR REAR

35' x 32'

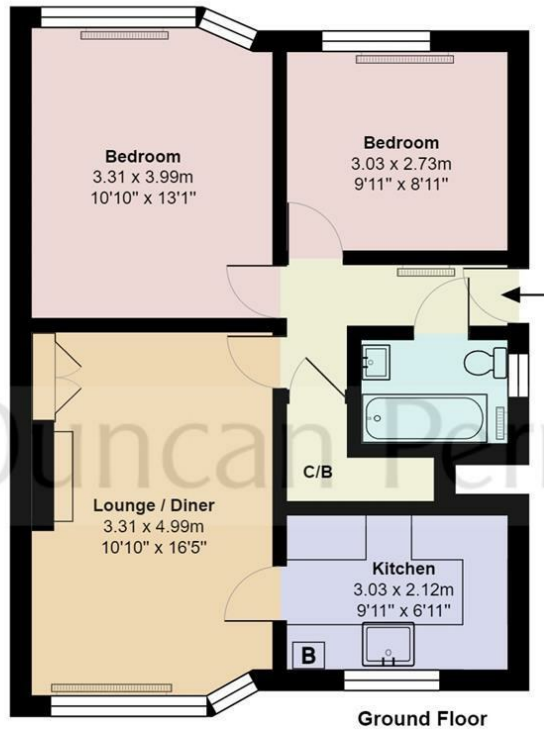
Lawned area. Patio area with large timber shed with lighting and power. Further patio area to the side of the property with smaller timber storage shed. Access to front via metal gate.

Lease hold 133 years remaining. Ground Rent £30 per annum. 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.



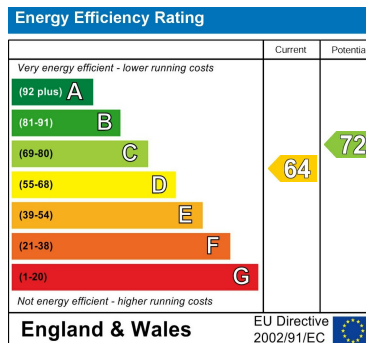


Margaret Close, Hertfordshire EN6

Total Area: 56.4 m² ... 607 ft²

All measurements are approximate and for display purposes only

Duncan Perry



DIRECTIONS

Please refer to google maps using property postcode

CONTACT

The Estate Office
48A The Broadway
Potters Bar
Herts.
EN6 2HW

E: sales@duncanperry.co.uk

T: 01707655466

<https://www.duncanperry.co.uk>

