



**2 Bed  
Maisonette  
located in Potters  
Bar**

£429,000



**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

Sandringham Road  
Potters Bar  
EN6 1EX

Glazed Georgian style door opening into entrance lobby with door through to large storage cupboard with shelving and plumbing for washing machine. Further glazed doorway leading through to

#### GROUND FLOOR HALLWAY

Single radiator. Vinyl tiled flooring. Straight flight of stairs to first floor with stairs finished in the same flooring.

#### FIRST FLOOR LANDING

Coving to ceiling. Access to loft. Single radiator. Double glazed Georgian style window to side. Cupboard with Louvre doors housing wall mounted Worcester combination boiler together with shelving. Separate storage cupboard with shelving. Continuation of flooring from stairs.

#### LOUNGE

Two single radiators. Coving to ceiling. White UPVC double glazed Georgian style bay fronted window to front. Feature gas fireplace with tiled hearth and surround. Continuation of flooring from first floor landing.

#### KITCHEN

Fitted with range of white high gloss wall, drawer and base units with marble effect working surfaces above. Tiled splashbacks. Space for cooker. Space for undercounter fridge and freezer. White sink and matching drainer with mixer tap. Continuation of flooring from lounge. White UPVC double glazed Georgian style window to front. Separate cupboard with louvre doors and shelving.

#### BEDROOM ONE

Coving to ceiling. Single radiator. Double glazed Georgian style bay window to rear. Wall mounted TV point. Fitted wardrobes in white with display shelving to match. Continuation of flooring from first floor landing.

#### BEDROOM TWO (CURRENTLY USED AS DINING ROOM)

Coving to ceiling. Double radiator. Fitted wardrobes in white. White UPVC double glazed Georgian style window to rear.

#### SHOWER ROOM

Features white suite comprising of shower with wall mounted controls. Glazed shower screen with sliding doors. Corner mounted pedestal sink with mixer tap. Top flush W.C. Heated towel rail. Tiled walls. Tiled floor. Coving and spotlights to ceiling. Continuation of flooring from first floor landing. White UPVC obscure glass double glazed Georgian style window to side.

#### EXTERNAL

60

Property is approached via a pathway to a gate leading to a private rear garden. Garden itself has a large patio area with steps which lead up to the main section of the garden which is mainly laid to lawn.

#### GARAGE EN BLOC







29 Sandringham Road, Potters Bar, EN6 1EX





**Sandringham Road, Hertfordshire EN6**

Total Area: 71.2 m<sup>2</sup> ... 766 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		70	75
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**DIRECTIONS**

Please refer to Google Maps using postcode.

**CONTACT**

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