



14 NORMAN COURT, LITTLE HEATH, POTTERS BAR EN6 1HY

Offers In The Region Of £350,000 | Leasehold

ANDREW WARD^{EST 1988}
ESTATE AGENTS



Property Overview

****DIRECT ACCESS TO SOUTH FACING PRIVATE REAR GARDEN** CHAIN FREE** 171 YEAR LEASE****

Backing directly onto National Trust Land, this beautifully presented two double bedroom ground floor maisonette benefits from a low maintenance south facing rear garden and is offered for sale on a chain free basis.

The spacious accommodation includes a lounge, the modern fitted kitchen leads to a breakfast room, there are two good sized bedrooms and a contemporary bathroom.





Property Features

- LOUNGE: 13'8 x 10'6
- KITCHEN: 9'9 x 9'0
- BREAKFAST ROOM: 7'1 x 6'7
- SOUTH FACING REAR GARDEN: 55FT x 17FT
- CHAIN FREE
- BEDROOM 1: 12'3 x 10'2
- BEDROOM 2: 10'9 x 10'6
- BATHROOM
- 171 YEAR LEASE
- QUIET CUL-DE-SAC

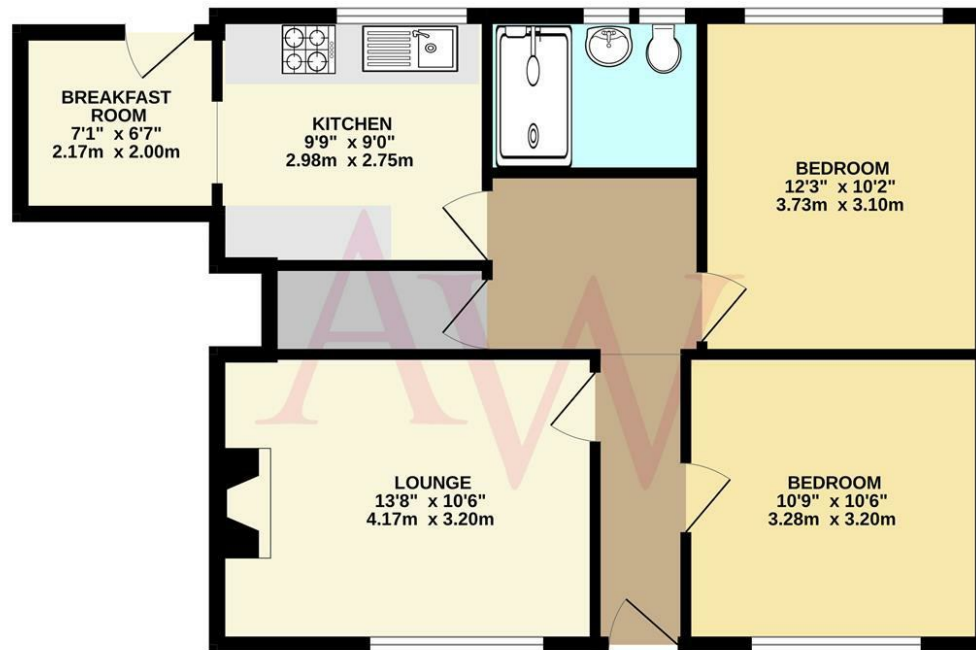
Agents Notes

Features also include an attractive inner hallway, deep understairs storage cupboard and a private entrance door. The rear garden is mainly paved, part raised decking with inset raised bedding plants and shrubs.

We understand that the lease has approximately 171 years remaining.

Ground rent: TBC
Service Charge: TBC

GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA: 664 sq.ft. (61.7 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.
Made with Metropix ©2025



Contact us

Bradmore Green Office, 35 Bradmore Green, Brookmans Park, Herts, AL9 7QR

01707 649779

www.andrewward.co.uk

Our Offices

BARNET

175 High Street, Barnet EN5 5SU

Tel: 020 8441 6000

Email: barnet@andrewward.co.uk

BROOKMANS PARK

35 Bradmore Green, Brookmans Park AL9 7QR

Tel: 01707 649779

Email: brookmanspark@andrewward.co.uk

POTTERS BAR

149 High Street, Potters Bar EN6 5BB

Tel: 01707 657181

Email: pottersbar@andrewward.co.uk

Disclaimer: "These property particulars, including floor plans, are set out as a general outline only for guidance and DO NOT constitute any part of an offer or contract. Any purchaser or other must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are given as approximate, no survey or testing of appliances has been carried out. No employee of Andrew Ward Estate Agents has the authority to make or give any representation or warranty in respect of the property."

All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

ANDREW WARD EST. 1988
ESTATE AGENTS