



**2 Bed  
Maisonette  
located in**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

Sandringham Road  
Potters Bar  
EN6 1EX



£367,500

Duncan Perry offers this two double bedroom maisonette with lounge, kitchen, bathroom and front garden. Lease has 136 years remaining and £50 ground rent. Located in the popular Little Heath area and within walking distance from shops and mainline station.

UPVC front door with obscure glazed panels opening into:

#### HALLWAY

Vinyl tiled floor. Dado rail. Alarm control panel. Cupboard with shelving, consumer unit, electric meter and alarm box. Second cupboard with hanging.

#### BATHROOM

White suite comprising top flush WC and sink set within vanity unit with cupboard below. Shower cubicle with glazed door, hand held shower attachment and wall mounted controls. White heated towel rail. Spot lights to ceiling. Under floor heating. Tiled wall and floor. White UPVC Georgian style window to side.

#### LOUNGE

Coving to ceiling. Dado rail. White UPVC Georgian style square bay window. Double radiator. Gas fire with marble hearth, wooden surround and decorative tiles.

#### KITCHEN

Range of wall, drawer and base units in taupe with complimenting granite working surfaces, upstands and splash back. Inset stainless steel sink with mixer tap. Space for oven and stainless steel extractor above. Worcester combi boiler concealed within a cupboard. Integrated Baumatic microwave. Space for fridge freezer. White UPVC Georgian style window to front and marble window sill. Amtico tile effect flooring.

#### BEDROOM ONE

Square bay white UPVC Georgian style window to rear. Single radiator. Fitted wardrobes with hanging, shelving and drawers.

#### BEDROOM TWO

White UPVC Georgian style window to rear. Single radiator.

#### FRONT OF PROPERTY

Shared path to open porch. Open porch has light and cupboard which has plumbing and space for washing and shelving.

Patio area in front of porch. Step up into porch. Outside tap. Covered gas meter. Grass area with mixed borders. Further area at side with fence.

Leasehold - 136 years remaining on lease. Ground rent £50 per annum. No service charge. Council tax band D - 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.





## Sandringham Road, Hertfordshire EN6

Total Area: 59.5 m<sup>2</sup> ... 640 ft<sup>2</sup>

All measurements are approximate and for display purposes only

# Duncan Perry

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>77</b>
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

### 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](mailto:sales@duncanperry.co.uk)

T: 01707655466

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

