



111 Dugdale Hill Lane, Potters Bar, Herts, EN6 2DS
£420,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Duncan Perry are pleased to offer this recently refurbished chain free two bedroom ground floor maisonette. Features new modern kitchen with integrated appliances. New bathroom with new combi boiler. Attractive South facing garden and further front garden. Off street parking at rear of garden. Walking distance to Dame Alice

Owens school and within 2025 catchment.



- TWO BEDROOM GROUND FLOOR MAISONETTE
- RECENTLY REFURBISHED
- CHAIN FREE
- NEWLY FITTED MODERN KITCHEN AND INTEGRATED APPLIANCES
- BRAND NEW BATHROOM
- ATTRACTIVE REAR SOUTH FACING GARDEN AND FRONT GARDEN
- WALKING DISTANCE TO DAME ALICE OWENS AND CATCHMENT IN 2025
- OFF STREET PARKING
- COUNCIL TAX BAND C
- LEASE BEING EXTENDED TO 125 YEARS.



UPVC white front door with obscure glazed panels opening into:

HALL

Single radiator. Cupboard with shelving. Tado controlled heating system panel (controlled by App).

LOUNGE

Two white UPVC windows to front. Open fireplace with white marble hearth. Cupboard housing consumer unit and electric meter.

KITCHEN

Brand new kitchen with a range of wall, drawer and base units in dark grey with wooden working surfaces above. Inset stainless steel sink with mixer tap. Integrated Dishwasher. Integrated washer/dryer. Black induction hob with stainless steel extractor above. Integrated stainless steel cooker. Integrated fridge/freezer. Feature radiator. Porcelain floor tiles. Two white UPVC windows to rear. White UPVC obscure glass door onto garden.

BEDROOM ONE

Single radiator. White UPVC double glazed bay window to front. White UPVC double glazed window to side.

BEDROOM TWO

Single radiator. White UPVC window to side.



BATHROOM

New white suite comprising shower base, wall hung over head shower, shower attachment and sliding glass door. Fully tiled shower. Tiled floor, part tiled walls and porcelain tiles. Chrome heated towel rail. Sink set within vanity unit with drawer below and mixer tap. Bathroom cabinet above with LED lighting. White cabinet housing d new Vaillant combi boiler and further storage below. Concealed cistern WC. White UPVC obscure glazed window to rear. Wall hung extractor fan.

REAR GARDEN

49'2" x 21'3" (15m x 6.5)

Accessed from door from kitchen onto patio area. Garden is South facing. Main area is laid to lawn with stepping stones to the rear. Flower bed at rear with mature bushes. Wooden shed to side. Outside tap.

Drive at rear of garden with off street parking.

FRONT OF PROPERTY

Path to front door at side of the property. Hedge around perimeter. Covered gas meter. Outside light. Grass area at side and step up to front door. Flower beds with mature shrubs. Further grass area at front of the property.

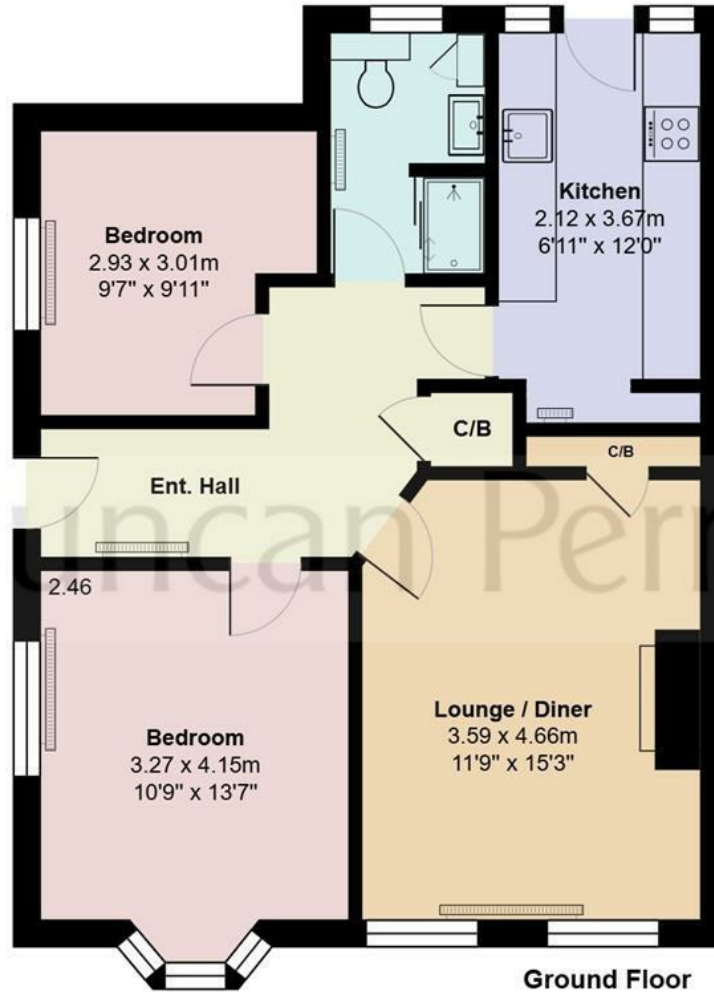
Leasehold. Currently extending Lease to 125 years. Ground rent - Peppercorn of Circa £1 PA. Council tax band C - Hertsmere council

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







Dugdale Hill Lane, Hertfordshire EN6

Total Area: 63.1 m² ... 679 ft²

All measurements are approximate and for display purposes only

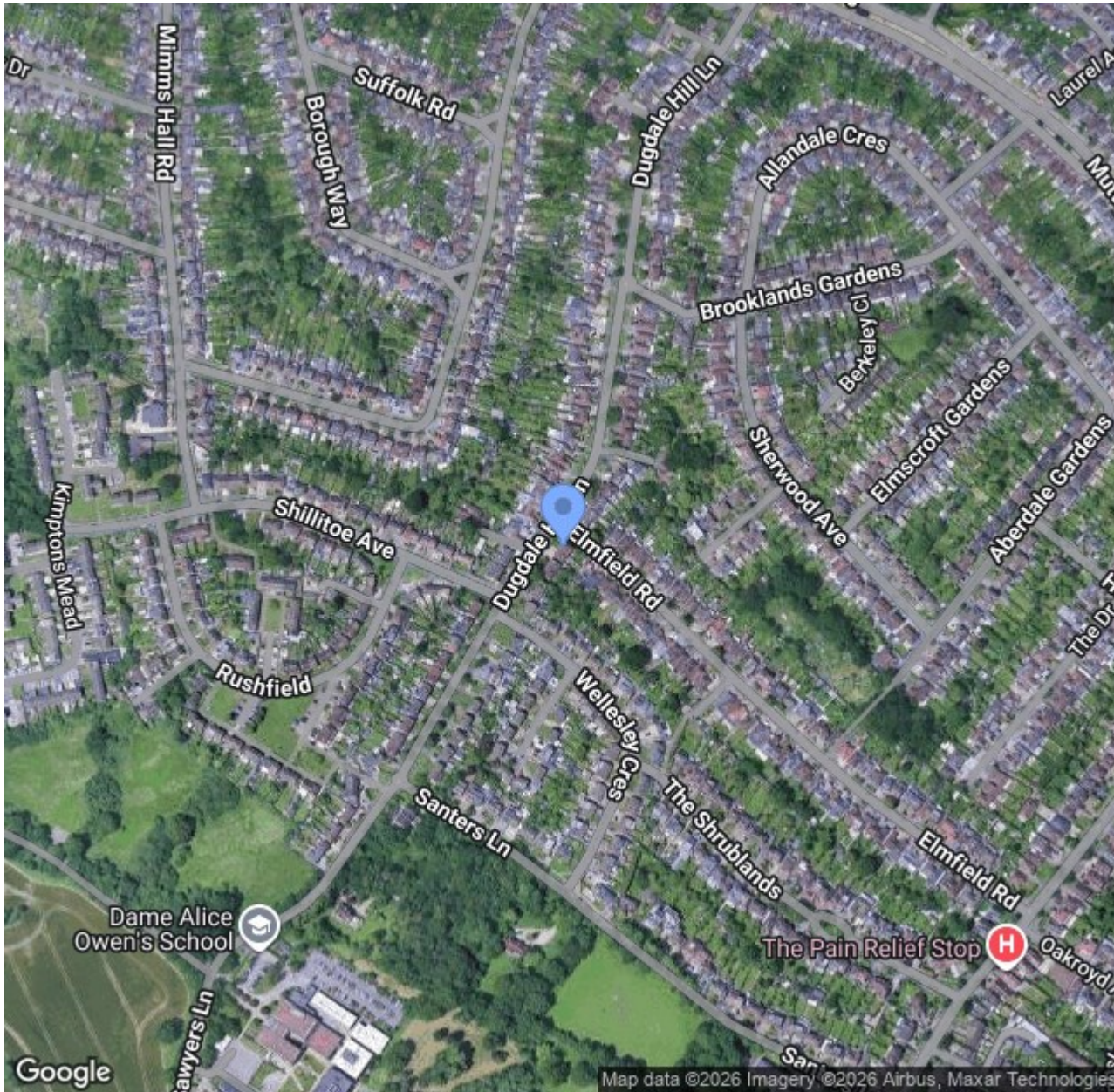
Duncan Perry



Particulars do not constitute a contract or part of a contract.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A		A	
31-40		31-40	
B		B	
21-30		21-30	
C		C	
11-20		11-20	
D		D	
1-10		1-10	
E		E	
1-5		1-5	
F		F	
0-4		0-4	
G		G	
0-3		0-3	
76	69		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive from 2002/91/EC		EU Directive from 2002/91/EC	



The Estate Office, 48A The Broadway, Potters Bar, Herts., EN6 2HW
t. 01707655466 | e. sales@duncanperry.co.uk |
www.propertysoftwaregroup.com

