







2 Bed
Maisonette
located in Potters Bar

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL
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Lynton Crest
Potters Bar
EN6 1PP

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£325,000

Situated walking distance from Darkes Lane with local shops and mainline railway services into London. This two bedroom ground floor maisonette features double glazing, gas central heating with conservatory leading onto its own private garden. Property is offered chain free.

UPVC front door with obscure glass panels and spyhole leading into

HALLWAY
Single radiator. Storage cupboard with shelving and houses electricity meter and consumer unit. Second storage cupboard.

LOUNGE
Coving to ceiling. Single radiator. White UPVC double glazed bay window to front.

BEDROOM ONE
Single radiator. White UPVC double glazed window to rear.

BEDROOM TWO
Single radiator. White UPVC double glazed window to front.

KITCHEN
Comprising white high gloss wall drawer and base units with complementary working surfaces above. Space for washing machine. Integrated New World electric oven. Bosch gas hob with stainless steel extractor above. Stainless steel sink with mixer tap and drainer. Wall mounted Worcester boiler. Laminate flooring. Door through to

CONSERVATORY
Continuation of laminate flooring. Double radiator. White UPVC double glazed windows to either side with top openers. White UPVC patio doors to rear.

BATHROOM
White suite featuring close coupled W.C with top flush. Sink set within vanity unit with mixer taps and storage cupboards below. Walk in shower with shower attachment and mixer taps. Grab handles. Tiled walls. Tiled floor. Chrome heated towel rail. Wall mounted medicine cupboard. White UPVC double glazed obscure glass window to side.

REAR GARDEN
Accessed via patio doors in conservatory. Lead out onto small patio area with pathway to rear. Plant and shrub borders to either side. timber shed. Outside tap. Access to side of property via side gate.

FRONT OF PROPERTY
Pathway leading to front door.

Tenure - Leasehold - 189 years remaining. Ground rent - Peppercorn. Council tax band C - Hertsmere Council.

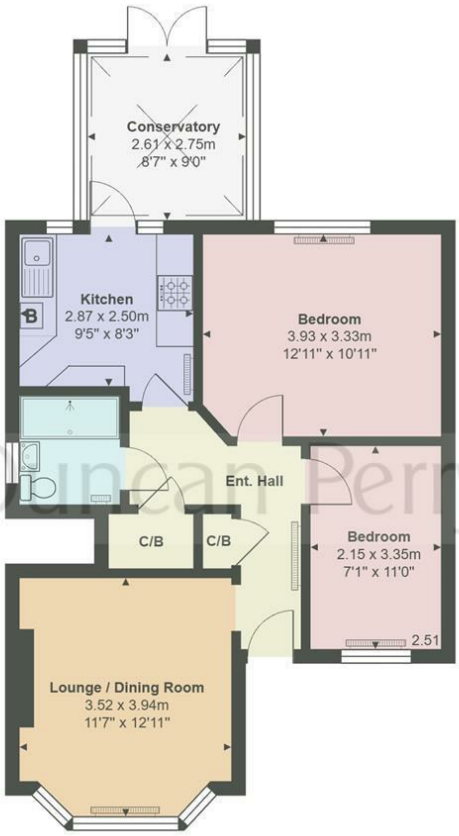
Property Information
We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.









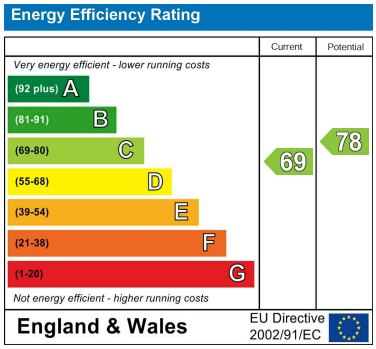


Lynton Crest, Hertfordshire EN6

Total Area: 62.5 m² ... 673 ft²

All measurements are approximate and for display purposes only

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DIRECTIONS

Please refer to Google Maps using postcode.

CONTACT

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