2 Bed
Maisonette
located in Potters Bar

Duncan Perry
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Aberdale Gardens
Potters Bar
Herts
EN6 2JN

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£1,600 PCM

Beautifully presented bay fronted first floor maisonette situated in a desirable location minutes away from shops and mainline railway station. The property benefits from a generously sized private rear garden. Available October 2026

UPVC Entrance door opens into:

ENTRANCE LOBBY
Obscure glass double glazed window to side, UPVC obscure glass double glazed courtesy door leads to the rear of the property. Straight flight staircase to:

FIRST FLOOR LANDING
Solid oak flooring, doors to all rooms.

LOUNGE/DINING ROOM
16'3" x 13'0"
UPVC framed double glazed bay window to front, single radiator, feature gas fire with limestone surround and hearth. Door to:

KITCHEN
12'2" x 8'6"
Fitted with a range of solid wood wall, drawer and base units with complimenting work surfaces over and matching upstands, tiled splashbacks, integrated Hotpoint oven with Hotpoint 4 ring electric hob above, stainless steel splashback and stainless steel/glazed extractor hood over, Beko washing machine and fridge/freezer, integrated Indesit dishwasher, concealed wall mounted Atag gas central heating boiler, tiled floor. A dual aspect room with UPVC framed double glazed windows to side and rear, access to loft via retractable ladder.

BEDROOM ONE
13'0" x 11'6"
Continuation of solid oak flooring, UPVC framed double glazed window to rear, single radiator, built-in storage cupboard.

BEDROOM TWO
10'8" x 9'2"
Continuation of solid oak flooring, UPVC framed double glazed window to front, built-in cupboard housing electricity meter and consumer unit.

BATHROOM
White suite comprising bath with wall mounted controls, hand held shower attachment and fitted overhead shower, glazed pivoting shower screen, wc with top push flush., vanity unit with inset sink, mixer tap and storage drawer below, chrome heated towel rail, ceiling mounted extractor fan, spotlights to ceiling, tiled floor.

EXTERIOR

REAR GARDEN
Featuring a large split-level Indian sandstone paved patio area retained by sleepers, external power points, feature external lighting. The garden is predominantly laid to lawn with mixed borders to side. Pathway leads to the rear of the garden where there is a large timber shed which has power & lighting and is insulated.

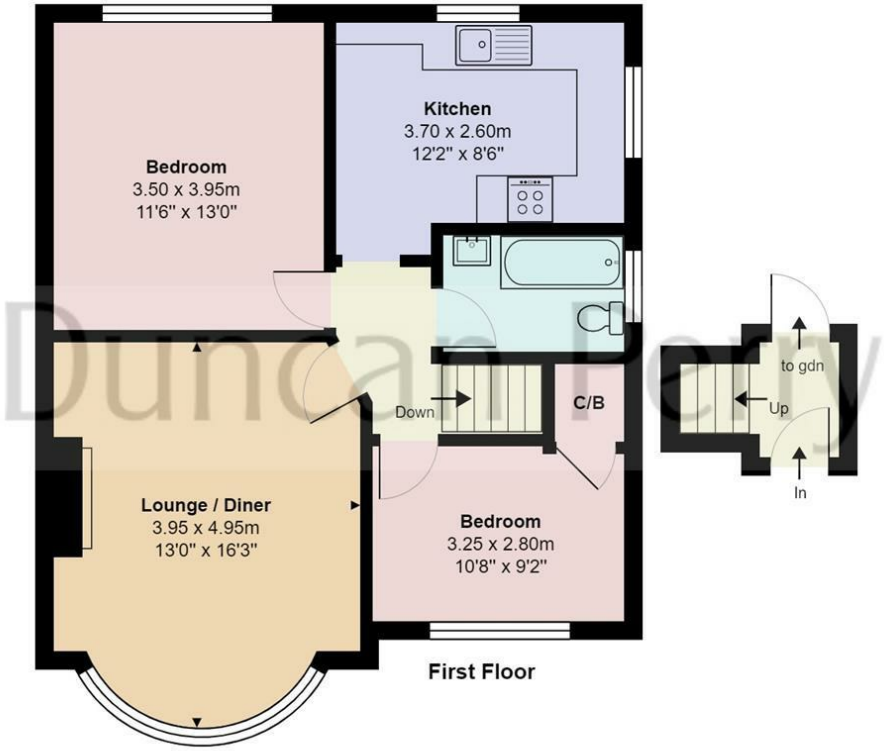
FRONT
Gated access to rear.

AGENT NOTES
Holding Deposit - £380
Dilapidations Deposit - £1,903
EPC Rating - C
Council Tax Band C - Hertsmere Council

Landlord reference requirements

Minimum income £75,000pa

Property Mis Descriptions Act
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. All measurements quoted are approximate. Any discussions regarding a potential tenancy are subject to contract.



Aberdale Gardens, Hertfordshire EN6

Total Area: 62.8 m² ... 676 ft²

All measurements are approximate and for display purposes only

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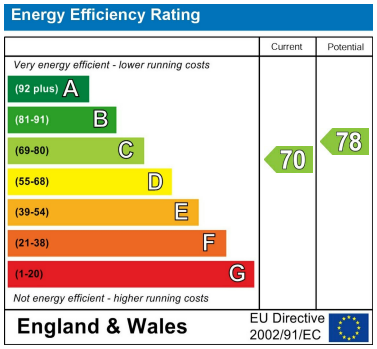

DIRECTIONS

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