



**2 Bed
Apartment
located in Potters
Bar**

£389,000



Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Sandringham Road
Potters Bar
EN6 1EX



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Available CHAIN FREE – first floor maisonette with the benefit of a superb private rear garden. Internally the property is generously proportioned with large lounge, kitchen, two double bedrooms and modern shower room. It also benefits from a recently extended lease and is conveniently located for shops, station and other amenities.

Composite front door with glazed obscure glass panels opening into:

ENTRANCE LOBBY AREA

Cupboard which houses a Worcester combination boiler and has plumbing for a washing machine. Cupboard also has shelving, gas meter and light. Double glazed obscure glazed doors in white UPVC which lead in to:

HALLWAY

Single radiator. Straight flight stairs to first floor.

LANDING

Access to loft. Cupboard housing consumer unit and electricity meter. Further cupboard with rack shelving. White UPVC Georgian style window to side. Doorway through to:

LOUNGE

Coving to ceiling. Double glazed bay fronted Georgian style white UPVC windows. Double radiator. Feature electric fireplace with marble hearth and decorative surround. Doorway through to:

KITCHEN

Fitted with a range of cream high gloss wall, drawer and base units with wooden working surfaces above. Tiled splashbacks. Integrated Zanussi double oven. Four ring Tauber gas hob and above a large extractor. One and a half bowl sink with mixer tap and drainer. Space for under counter fridge. Single radiator. White UPVC Georgian style double glazed window to front.

BEDROOM ONE

White UPVC bay fronted Georgian style double glazed window

to rear overlooking garden. Coving to ceiling. Single radiator. Set of fully fitted wardrobes with glazed sliding doors.

BEDROOM TWO

Coving to ceiling. Single radiator. Double glazed white UPVC Georgian style windows to rear.

SHOWER ROOM

Fitted with a large walk in shower with wall mounted controls, hand held shower attachment with fixed over head rainfall style shower head. Fixed glazed screen. Sink set within vanity unit with storage cupboard below and mixer tap. Concealed cistern WC with integrated flush. Coving and spotlights to ceiling. Double glazed white UPVC obscure glass Georgian style window to side. Chrome heated towel rail. Easy maintenance marble effect panels on walls.

EXTERNAL

65' x 35' approximately

Property is approached via a pathway to a gate leading to a private rear garden. Garden itself has a large decked terrace. Attractive borders retained by a small brick wall. Steps which lead up to the main section of the garden, where there is a lawned area edged by sleepers. Further mixed borders to side and to rear. Two timber sheds.

Leasehold. 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.





25 Sandringham Road, Potters Bar, EN6 1EX





Sandringham Road, Hertfordshire EN6

All measurements are approximate and for display purposes only

Total Area: 69.4 m² ... 747 ft²

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

DIRECTIONS

Please refer to google maps using property postcode.

CONTACT

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