



**2 Bed
Maisonette
located in Potters
Bar**

Offers In Excess Of
£400,000



Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

The Walk
Potters Bar
Herts
EN6 1QL



2



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Composite front door with obscure glass panels opening into

LOBBY AREA

White UPVC double glazed obscure glass window to side. Double glazed door leading to rear of property. Stairs up to first floor.

LANDING

Access to loft. Storage cupboard with shelving and also housing consumer unit. Wood laminate flooring. Doorway through to

LOUNGE

Two double radiators. Laminate flooring. White UPVC double glazed bay fronted window to front.

KITCHEN

Fitted with range of solid wood wall, drawer and base units. Black working surfaces and tiled splashbacks. One and a half bowl stainless steel sink with mixer tap and drainer. Integrated electric oven (not in use) with 4-ring gas hob above. Washing machine, undercounter fridge and undercounter freezer. Double radiator. Continuation of wood laminate flooring from hallway. White UPVC double glazed windows to side and to rear.

BEDROOM ONE

Two double radiators. White UPVC double glazed window to rear.

BEDROOM TWO

Double radiator. Cupboard with louvre door. Storage unit with wall mounted Halstead Best 40 boiler. White UPVC double glazed window to front.

BATHROOM

Fitted with white suite comprising enamel bath with mixer tap. Wall mounted shower. Wall hung sink with mixer tap. Top flush W.C. Tiled walls. Tiled floor. Spotlights to ceiling. Double radiator. Double glazed white UPVC obscure glass window to side. Large fitted mirror behind sink.

REAR OF PROPERTY

50' x 35' approx

From ground floor lobby area steps down to an area with hardstanding. Gate to left leading to bin storage area and then straight on to main section of garden which is gravelled. Mixed borders. Large timber storage unit with veranda and decked area.

FRONT OF PROPERTY

Driveway providing off street parking. Gate leading to rear of property. External covered gas meter. Steps up to front door.

Tenure - Share of Freehold. Council tax band C - Hertsmere Council.

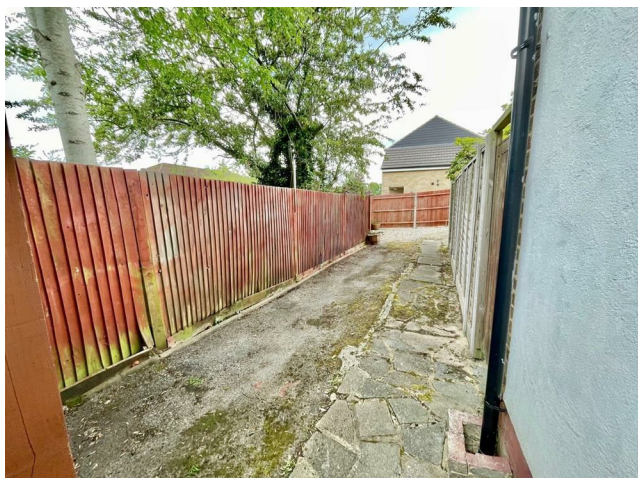
Property Information

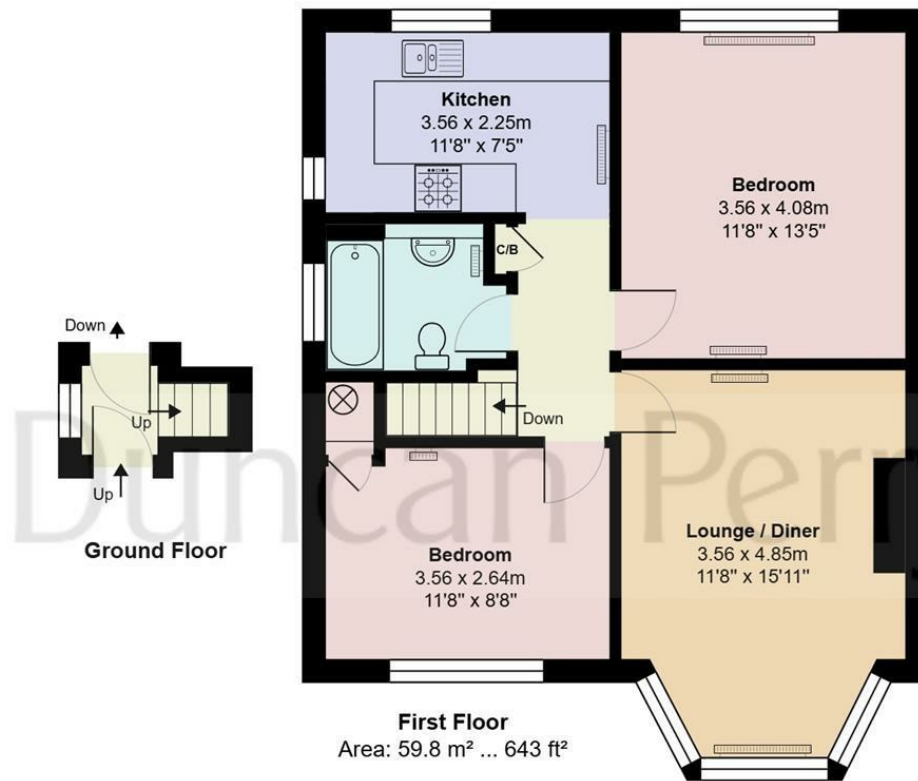
We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have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





12A The Walk, Potters Bar, Herts, EN6 1QL





The Walk, Hertfordshire EN6

Total Area: 61.4 m² ... 661 ft²

All measurements are approximate and for display purposes only

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 postcode.

CONTACT

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