



## Mutton Lane, Potters Bar, Hertfordshire, EN6

**£309,950**

- **DUPLEX MAISONETTE**
- **WALKING DISTANCE TO POTTERS BAR MAINLINE STATION 0.1 MILE**
- **LOUNGE / DINER**
- **LOW SERVICE CHARGE AND GROUND RENT**
- **TWO DOUBLE BEDROOMS**
- **KITCHEN BREAKFAST ROOM**
- **LARGE FITTED WARDROBES**
- **FULLY BOARDED LOFT SPACE WITH LIGHT IDEAL FOR STORAGE**

108, High Street, Potters Bar, EN6 5AT

01707 245 555

[www.home-counties.com](http://www.home-counties.com)

# Mutton Lane, Potters Bar, Hertfordshire, . EN6

£309,950

Tenure: Leasehold 85 years remaining

This Larger than average TWO BEDROOM DUPLEX MAISONETTE ideally located on the corner of Darkes Lane The Broadway and Mutton Lane just moments from Potters Bar Railway Station and local shops and amenities.

The property offers plenty of space and consists of a modern fitted kitchen breakfast room, reception room, family bathroom and two large double bedrooms, both of which have the benefit of large built in wardrobes. Other benefits include a large loft space, fully boarded with lighting, ideal for storage and own private entrance to rear.

Ground rent just £25pa and service charge £148.



## The Broadway, Hertfordshire EN6

Total Area: 91.4 m<sup>2</sup> ... 984 ft<sup>2</sup>

All measurements are approximate and for display purposes only

