



**Sandringham Road, Potters Bar, Hertfordshire, EN6**

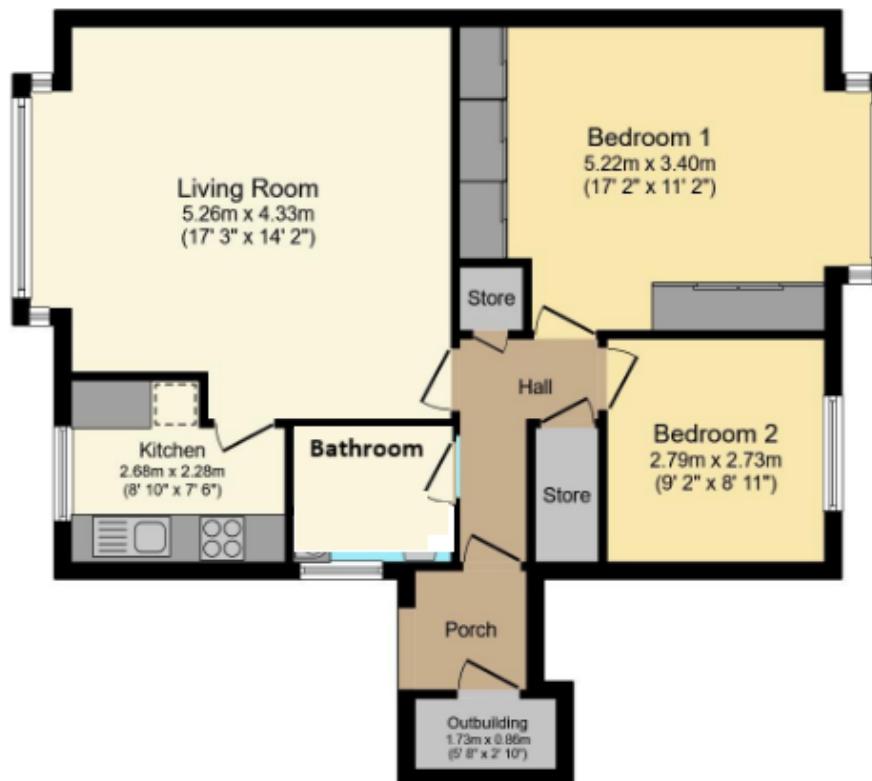
**£380,000**

- **TWO BEDROOM GROUND FLOOR APARTMENT**
- **NEAR TO SHOPS**
- **COURT YARD GARDEN**
- **GOOD DECORATIVE ORDER THROUGHOUT**
- **WALKING DISTANCE TO POTTERS BAR MAINLINE STATION**

# Sandringham Road, Potters Bar, Hertfordshire, . EN6

## £380,000 Not Applicable

This two bedroom ground floor property is ideally located in one of the most sought after locations in Potters Bar, within easy walking distance to local shops, restaurants and Potters Bar mainline train station. The property is in good decorative order throughout with modern kitchen, fully tiled bathroom and oak flooring throughout. It has a porch, two double bedrooms (the master has fitted wardrobes), a large living area and separate utility area for washing. The flat has double glazing, Venetian blinds and gas central heating throughout. Comes with a large front garden with a court yard.



Total floor area 68.4 sq.m. (736 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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

