



Dugdale Hill Lane, Potters Bar, Hertfordshire, EN6

£370,000

- **FIRST FLOOR / OWN ENTRANCE**
- **TWO DOUBLE BEDROOMS**
- **PRIVATE REAR GARDEN (WESTERLY FACING)**
- **LONG LEASE 165 YEARS REMAINING**
- **NEW BOILER**
- **EXCELLENT DECORATIVE ORDER THROUGHOUT**
- **SEPARATE KITCHEN**
- **OWN GARAGE**
- **NEW ROOF / RECENT REWIRE**
- **CLOSE TO SHOPS / RESTAURANTS / TRAIN STATION**

108, High Street, Potters Bar, EN6 5AT

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www.home-counties.com

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£370,000 Leasehold

This delightful first floor maisonette is ideally located on the ever popular turning off Mutton Lane. The home has been very well maintained over the years and consists of own entrance, lounge to front, master bedroom to rear, separate kitchen, second bedroom and a fully tiled shower room. Externally the home benefits from a large garden to the rear with patio area and a garage.

The property is offered in immaculate condition with all the major works carried out, with the benefit of a new roof, recent new boiler, rewired in 2014, plus modern fitted kitchen and a long lease, with 165 years remaining.

The property is located just moments from Potters Bar Train Station, and Darkes Lane with an array of local shops, restaurants and amenities, and just a short walk to Furze field Leisure Centre.

Cranbourne Primary, Wroxham Primary and Pope Paul Primary School are all within a short walk.

A1M and M25 are both accessible via South Mim



Dugdale Hill Avenue, Hertfordshire EN6

Total Area: 67.7 m² ... 729 ft² Exc. Garage en bloc
All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
	71	77
EU Directive 2002/91/EC		
England, Scotland & Wales		

