

FOR SALE

2 BEDROOM PROPERTY



12 UPDALE CLOSE, POTTERS BAR, HERTS, EN6 3HP

A 2-bedroom centre terraced property with front and rear gardens, and offering scope to extend into the loft and to the rear (subject to consent). Updale Close is approximately one mile from the shopping and transport facilities along Darkes Lane and this includes Potters Bar mainline railway station.

Local schools include the Wroxham School, Pope Paul and Dame Alice Owens. The property is within the Owens catchment area. Attached is the catchment area map, last updated July 2024, and the subject property falls within the inner green circle – any party looking specifically at Owen's entry requirements, must check the future eligibility requirements before proceeding.

All viewings strictly by appointment only.

£530,000 FREEHOLD



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, M H MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM
ASSOCIATES: S E MAUNDER TAYLOR MIRPM AssocRICS, B A EWEN MNAEA, J D MELLOR DipSurv Pract

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

MAUNDER TAYLOR

CHARTERED SURVEYORS ESTATE AGENTS MANAGING AGENTS
1320 High Road, London N20 9HP 020 8446 0011 maundertaylor.co.uk

Triple glazed entrance door opening to entrance lobby, with stairs rising to first floor and part glazed door opening to;

Reception

Double glazed windows to front, decorative coving, radiator, under stair store cupboard, gas fire place (with back boiler), part glazed door opening to;

Kitchen

Range of wall and base units with work top, electric oven & grill, 4-ring gas hob with hood above, space and plumbing for washing machine, 1 ½ bowl sink and drainer, integrated fridge freezer, tiled floor, decorative coving, radiator, pantry cupboard, and door opening to;

Rear lobby with store cupboard, double glazed door to garden and further door to;

Cloakroom comprising close-coupled WC, corner wall mounted wash basin, radiator, tiling to walls and floor, and air extractor.

Rear Garden Angled rear fence average **50' depth x 19' wide (15.24m x 5.8m)**

FIRST FLOOR Landing with access to loft, linen cupboard with hot water cylinder, doors opening to;

Bedroom 1 Full width double bedroom, radiator, double glazed windows to front.

Bedroom 2 Built-in storage cupboard, radiator, decorative coving, double glazed window to rear.

Bathroom Panel enclosed bath with mixer tap & hand held shower spray, pedestal wash hand basin, close-coupled WC, radiator, tiling to walls, obscure glass window to rear.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(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



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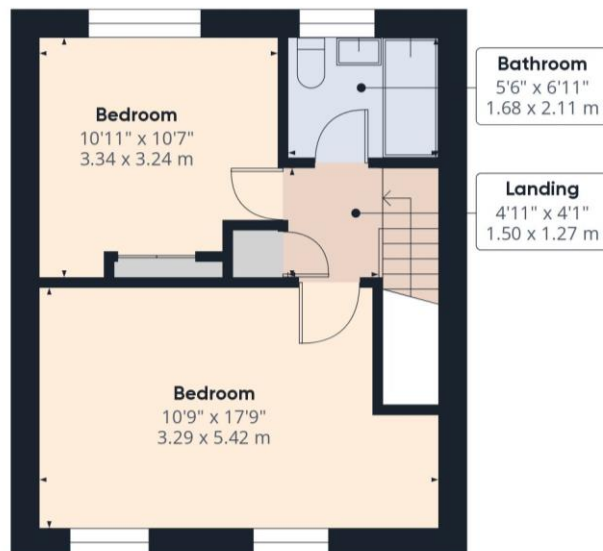
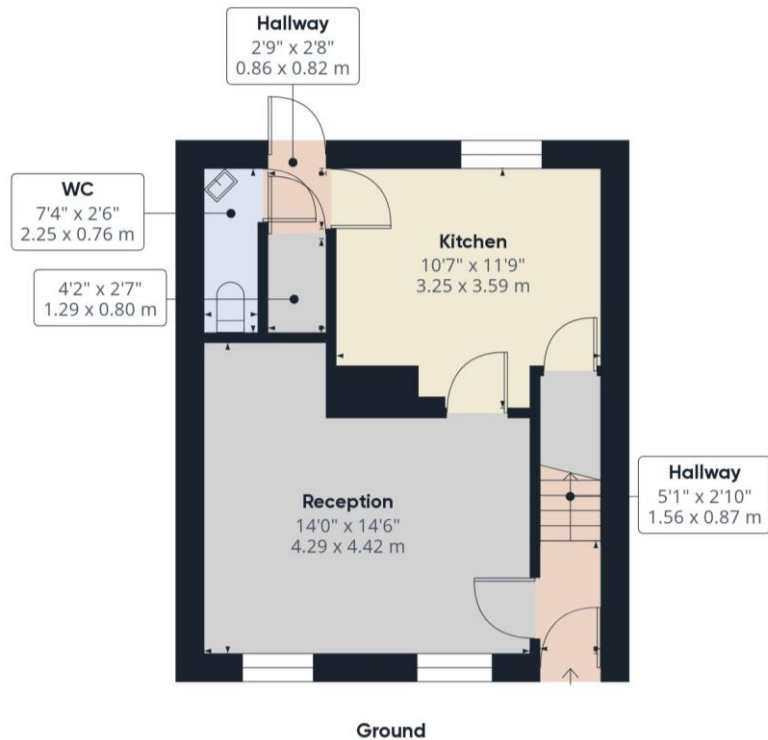


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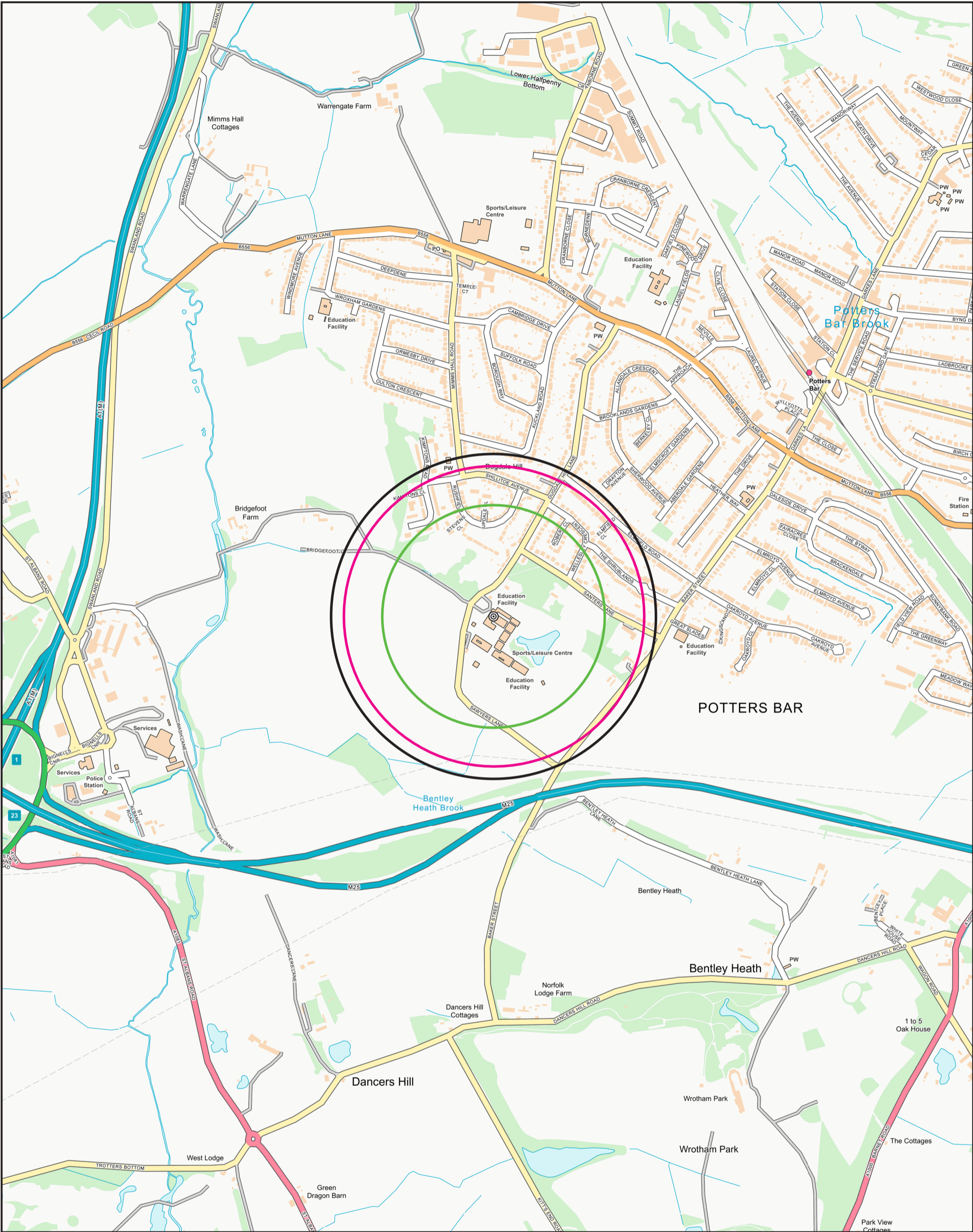


Please note: in compliance with the 1979 Estate Agent's Act, we declare that this property is in the ownership of an employee of Maunder Taylor (the selling agent).



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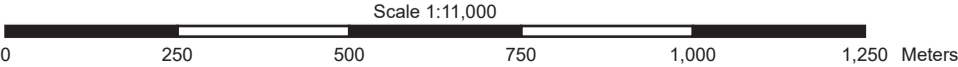
Dame Alice Owen's School – Admissions – Secondary Transfer
Indication of place allocation for Criteria 2 and 7 (closest to the school)

- = 2024 - 496.58 m
- = 2023 - 377.80 m
- = 2022 - 459.17 m

This map is for guidance purposes only



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