



£325,000

Lanes
ESTATE AGENTS

40 Lambs Close, Potters Bar, EN6 4HD

Offered chain free is an elegantly designed two bedroom ground floor apartment. Tastefully modernised by the current owners, this is a true example of high quality workmanship and fittings. The property benefits from two double bedrooms with fitted wardrobes in each room. a modern high quality fitted kitchen with integrated appliances, a spacious lounge/diner with dual aspect windows and a separate utility area housing the washing machine and tumble dryer. Additional benefits include gas central heating and plenty of communal parking.

Located a stone throw away from Cuffley high street boasting its array of shops, mini markets and restaurants. Cuffley railway station is just a short walk from the development giving you access to London in just 45 minutes.



Entrance Hall

Via front door, radiator, distressed grey oak engineered wood flooring. doors to:

Lounge/Diner 21" x 12'11" (6.40m x 3.94m)

Double glazed windows to side aspect x2, radiators x2, distressed grey oak engineered wood flooring.

Kitchen 11'9" x 7'5" (3.58m x 2.26m)

Modern and high spec wall and base units with stone worktops, fitted induction hob with extractor above, integrated electric oven, fridge freezer and dishwasher. Stainless steel sink drainer with mixer tap, part tiled walls, distressed grey oak engineered wood flooring, double glazed window to side aspect, cupboard housing boiler.

Bedroom One 10'9" x 10'7" (3.28m x 3.23m)

Double glazed window to side aspect, two fitted wardrobes, radiator, distressed grey oak engineered wood flooring.

Bedroom Two 10'7" x 8'10" (3.23m x 2.69m)

Double glazed window to side aspect, radiator, two fitted wardrobes, distressed grey oak engineered wood flooring.

Bathroom

Frosted double glaze window to side aspect, panel enclosed bath with mixer tap with shower above, vanity unit with mixer tap, low level w/c, spotlights to ceiling, extractor.

Utility Cupboard

Wall and base units, space for washing machine, tumble dryer.

External Grounds

Communal grounds and parking.

Lanes Estate Agent Enfield Property Reference

ET5078/PB/AX/PB/070723





GROUND FLOOR
727 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA : 727 sq.ft. (67.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	