



Sunnybank Road, Potters Bar, Hertfordshire, EN6 2NQ

£575,000

- **TWO (FORMELY THREE)
BEDROOM**
- **REAR EXTENSION**
- **PRIVATE REAR GARDEN**
- **OFF STREET PARKING X 2**
- **MODERN FITTED KITCHEN**
- **OUTBUILDING**

Sunnybank Road, Potters Bar, Hertfordshire, . EN6 2NQ

£575,000 Freehold

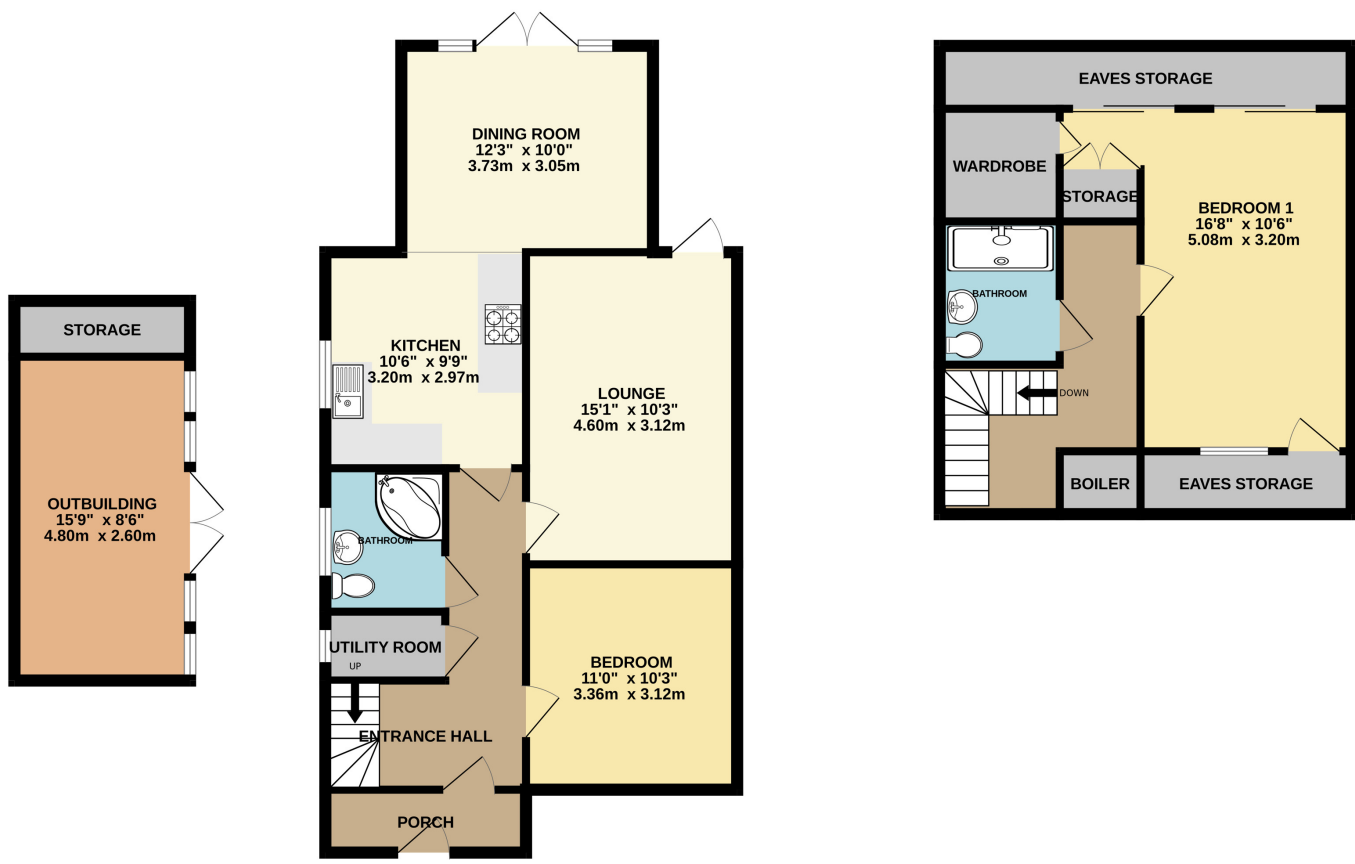
This delightful two (formerly three) bedroom semi-detached bungalow is located on the ever-popular Sunnybank Road in Potters Bar. The home features an extension to the rear, modern fitted kitchen, lounge, dining room, utility room, and downstairs bedroom. The first floor was previously two bedrooms but was opened to a large bedroom with walk in wardrobe and bathroom.

Externally the home has a private rear garden, summer shed with power and light and off-street parking.

Viewing advised.

GROUND FLOOR
833 sq.ft. (77.4 sq.m.) approx.

1ST FLOOR
456 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 1288 sq.ft. (119.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
 Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

