



55 SUNNYBANK ROAD, POTTERS BAR EN6 2NN

Guide Price £535,000 | Freehold

ANDREW WARD EST. 1988  
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## Property Overview

A truly charming two double bedroom "Hicks" style semi detached bay fronted bungalow which is within close proximity to local shops and the mainline station. The property, which is offered for sale on a chain free basis, features a welcoming entrance hall, a lounge which has two porthole windows to the side, a separate dining room with sliding doors to the garden, a kitchen, two good sized bedrooms and a bathroom with a separate WC.

Externally, the front drive provides off street parking for two/three cars, an attached garage and a very well maintained and mature 50ft rear garden.

The property offers great potential to extend, subject to the usual planning consents.





## Property Features

- LOUNGE: 14'0 x 12'5
- DINING ROOM: 14'3 x 11'5
- KITCHEN: 8'3 x 8'2
- GARAGE: 16'5 x 7'9
- 50FT REAR GARDEN
- BEDROOM 1: 12'2 x 11'6
- BEDROOM 2: 11'7 x 11'1
- BATHROOM/SEPARATE WC
- OFF STREET PARKING
- CHAIN FREE

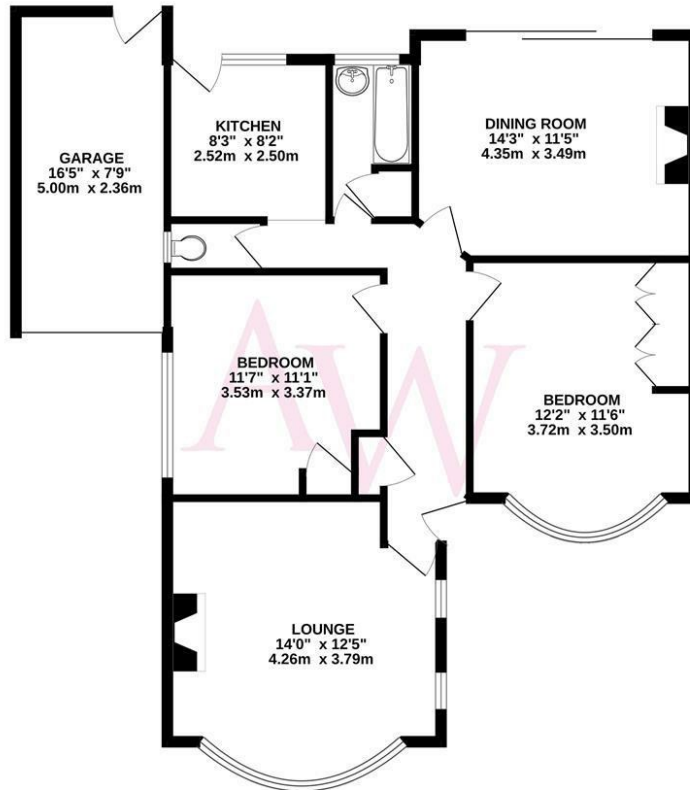
## Agents Notes

The property benefits from gas central heating and double glazed windows.

EPC RATING: D

COUNCIL TAX BAND: D

GROUND FLOOR  
937 sq.ft. (87.1 sq.m.) approx.



TOTAL FLOOR AREA: 937 sq.ft. (87.1 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.  
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