



171 SUNNYBANK ROAD, POTTERS BAR EN6 2NH

Offers In The Region Of £625,000 | Freehold

ANDREW WARD EST. 1988  
ESTATE AGENTS





## Property Overview

This very well presented two double bedroom semi detached bungalow has been extended to the rear and comprises a welcoming entrance hall, the lounge leads to a dining room, newly fitted kitchen, two good sized bedrooms and a contemporary bathroom which has been fitted with a shower and a separate WC.

Externally, the block paved front drive provides off street parking for four cars, a covered car port and a detached garage. The secluded rear garden is south easterly facing and has side access.







## Property Features

- LOUNGE: 14'11 x 10'2
- DINING ROOM: 16'10 x 8'0
- KITCHEN: 8'9 x 8'6
- OFF STREET PARKING
- DETACHED GARAGE: 20'8 x 9'6
- BEDROOM 1: 10'1 x 9'6
- BEDROOM 2: 9'11 x 8'10
- BATHROOM/SEPARATE WC
- COVERED CAR PORT
- 40FT x 45FT SOUTH EASTERLY FACING REAR GARDEN

## Agents Notes

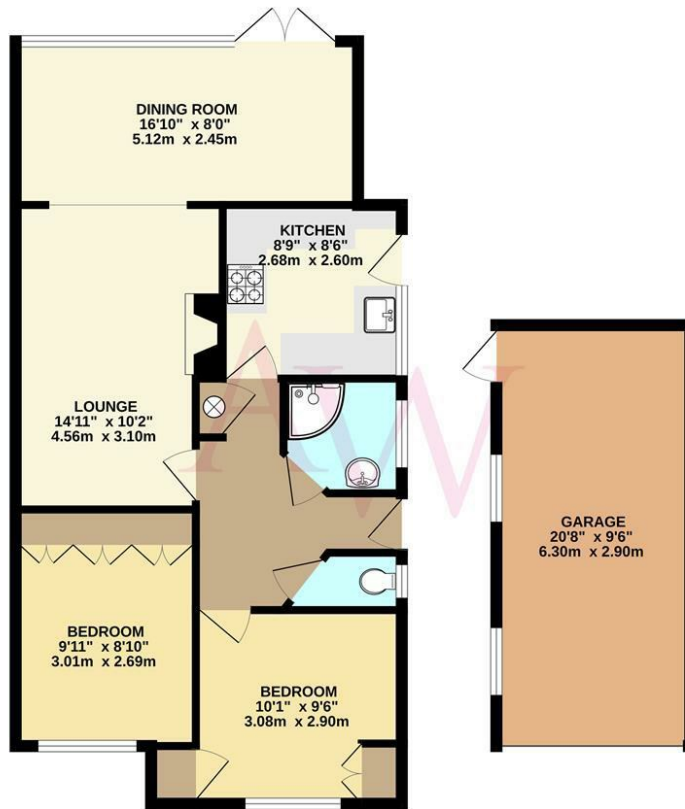
This lovely bungalow enjoys an open aspect to the rear.

EPC RATING: D

COUNCIL TAX BAND: E



GROUND FLOOR  
864 sq.ft. (80.2 sq.m.) approx.



TOTAL FLOOR AREA: 864 sq.ft. (80.2 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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