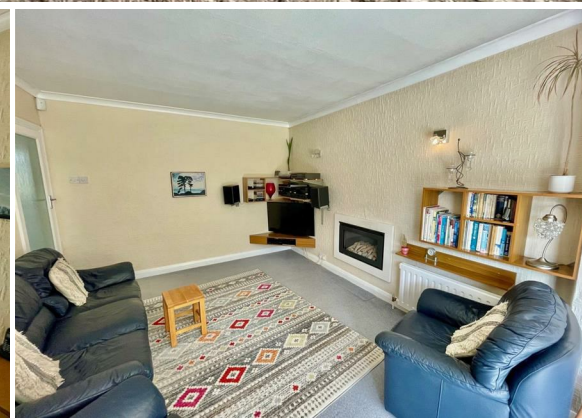




**3 Bed
Bungalow -
Detached
located in Potters
Bar**

Offers Over £635,000



Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Sunnybank Road
Potters Bar
EN6 2NF

UPVC double glazed obscure glass front door opening into:

HALLWAY

Double radiator. Coving to ceiling. Consumer unit and electricity meter concealed within cupboard. Separate storage cupboard with shelving. Access to loft via a drop down ladder. Loft has a light and is partially boarded.

LOUNGE/DINER

Lounge section

Coving to ceiling. Double radiator. Wall lights. Feature inset gas fireplace which is controlled via a remote. Open aspect which leads through to:

Dining section

Coving to ceiling. Double radiator. White UPVC double glazed window to rear. White UPVC tilt and slide patio doors which face onto the patio.

KITCHEN

Fitted with a range of cream and wood detailing wall, drawer and base units. Medium wood effect working surfaces above. Tiled splashbacks. Integrated Bosch oven and above ceramic four ring Bosch hob. Above that an Elica extractor. Space for washing machine. Space for a fridge. Stainless steel sink with singular taps. Wall mounted Worcester combination boiler. White UPVC double glazed casement door to rear, with matching side window with top opener.

BEDROOM ONE

Double radiator. White UPVC double glazed window to front. Fitted wardrobes in white, which are floor to ceiling with sliding doors. Bridging unit in white above the bed with matching dressing tables and display unit. Separate dressing table to match with storage cupboards above.

BEDROOM TWO

Coving to ceiling. Single radiator. White UPVC double glazed window to front. NB this is currently utilised as a second reception/guest room.

BEDROOM THREE

Single radiator. White UPVC double glazed window to side. Wardrobe in white with sliding doors.

BATHROOM

Fitted with a suite comprising of bath with mixer taps, also a wall mounted shower with its own controls. Pivoting glazed shower screen. Close coupled WC, Pedestal sink with mixer tap. Single radiator, Wall mounted extractor. Tiled walls. White UPVC obscure glass double glazed window to rear. Fitted bathroom cabinet.

REAR GARDEN

70' length

Accessed from kitchen or from dining room section. South Easterly aspect. Outside tap. Outside lighting. Large patio area laid in Indian sandstone. Garden itself is attractively landscaped with brick steps rising to a central lawn section. To either side are attractive established mixed borders which are retained by brick. Once side of the property is gated access which leads to the front and to the other side is a small timber shed. Access to the garage:

GARAGE

Access via a white UPVC and partially glazed casement door. Power and lighting. Access from the front via an up and over door.

FRONT OF PROPERTY

Large block paved carriage driveway with a central border which is planted with mature shrubs and conifers. Gated access to the side of the property. Covered gas meter cupboard. Other side is access to the garage, via an up and over door. Outside light and steps leading up to the front of the property.

Freehold. Council tax band E - Hertsmere council

Property Information

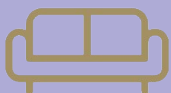
We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular



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importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.





93 Sunnybank Road, Potters Bar, EN6 2NF





Sunnybank Road, Hertfordshire EN6

Total Area: 89.6 m² ... 965 ft²

All measurements are approximate and for display purposes only

Duncan Perry

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

DIRECTIONS

Please refer to Google Maps using postcode.

CONTACT

The Estate Office
48A The Broadway
Potters Bar
Herts.
EN6 2HW

E: sales@duncanperry.co.uk
T: 01707655466
<https://www.duncanperry.co.uk>

