



**5 The Greenway, Potters Bar, Herts, EN6 2NB**  
**£749,995**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL



We are please to offer for sale t h i s beautifully presented a n d extended chalet bungalow i n t h e popular Sunnybank area of Potters Bar with easy access to all local amenities. The property offers flexible living options a n d i s currently offered with three bedrooms with two ensuites but could be comfortably arranged as a 5-bedroom property.

Features include large lounge, dining room, snug and family bathroom plus large kitchen/diner. Off street parking. Viewing Essential



- FOUR BEDROOM CHALET BUNGALOW
- BATHROOM AND TWO ENSUITES
- EASY ACCESS TO LOCAL AMENITIES
- LARGE LOUNGE
- TWO ENSUITES
- LARGE KITCHEN/DINER
- OFF STREET PARKING
- TWO GARAGES
- FREEHOLD
- COUNCIL TAX BAND E - HERTSMERE COUNCIL





Composite front door with glazed obscure glass panels with matching side lights which opens into:

### ENTRANCE PORCH

Karndean wood effect flooring. Glazed door opening into:

### HALLWAY

Continuation of flooring from porch. Storage cupboard with shelving. Stairs to first floor. Doorway through to:

### DINING ROOM

Coving to ceiling. White UPVC double glazed window to front. Alcove with built in storage cupboards and shelving. Single radiator. Glazed Georgian style doors which lead to:

### LOUNGE

Coving to ceiling. Skylight and bi-folding double glazed doors in white which face onto the rear garden. Three single radiators. Doorway through to:

### KITCHEN

Fitted with a range of wall, drawer and base units in duck egg blue with black working surfaces with matching upstands. Tiled splashback. Space for an electric oven. Above that is a stainless steel extractor. Space for a washing machine. Space for dishwasher. One and a half bowl stainless steel sink with mixer tap. Space for a tumble dryer. Space for a fridge/ freezer. Spotlights to ceiling. Skylight. Sliding double glazed patio doors to rear. Two single radiators. Tiled floor. Breakfast bar section to match the kitchen units space for at least three stools. Large storage cupboard with shelving. Further storage cupboard again with shelving. Smaller lower cupboard.

### RECEPTION TWO/BEDROOM

Coving to ceiling. Bay fronted white UPVC double glazed window to front. Dado rail. Single radiator.

### BATHROOM

Features a bath with mixer taps, hand held shower attachment, wall mounted shower controls with a fixed larger overhead shower head. Glazed pivoting shower screen. Top flush WC. Pedestal sink with mixer tap. Cupboard which houses Worcester boiler. Single radiator. Tiled walls. Tiled floor. Double glazed obscure glass window to side.





### FIRST FLOOR LANDING

Galleried effect. Single radiator. Double glazed white UPVC windows to rear.

### BEDROOM ONE

White UPVC double glazed windows to front. Single radiator. Built in storage cupboards with shelving and hanging rail. Door through to:

### ENSUITE SHOWER ROOM

Features a shower cubicle with wall mounted controls and glazed door. Top flush WC. Pedestal sink with singular taps. Spotlights to ceiling. Wall mounted extractor. Single radiator. White UPVC double glazed window to front. Tiled floors. Partially tiled walls.

### BEDROOM TWO

White UPVC double glazed window to side. Single radiator. Storage cupboard with hanging rail. Door through to:

### ENSUITE SHOWER ROOM

Corner shower cubicle with wall mounted controls and glazed sliding doors. Top flush WC. Pedestal sink with singular taps. Single radiator. White UPVC double glazed window to rear. Tiled floor. Part tiled walls.

### BEDROOM THREE

White UPVC double glazed window to rear. Single radiator. Storage cupboard.

### REAR GARDEN

Accessed from bi-folding doors from the lounge or from the kitchen leading out onto a raised patio area. Gated access to side. External lighting. External power point. Step down to the main section of the garden which is lawned with mixed borders. To the rear is a timber pergola. Aluminium green house. Door to a concrete sectional garage via courtesy door. Garage has power and lighting. Further concrete sectional garage. Both have up and over doors which are accessed by a path leading from Sunnybank Road.

### FRONT OF THE PROPERTY

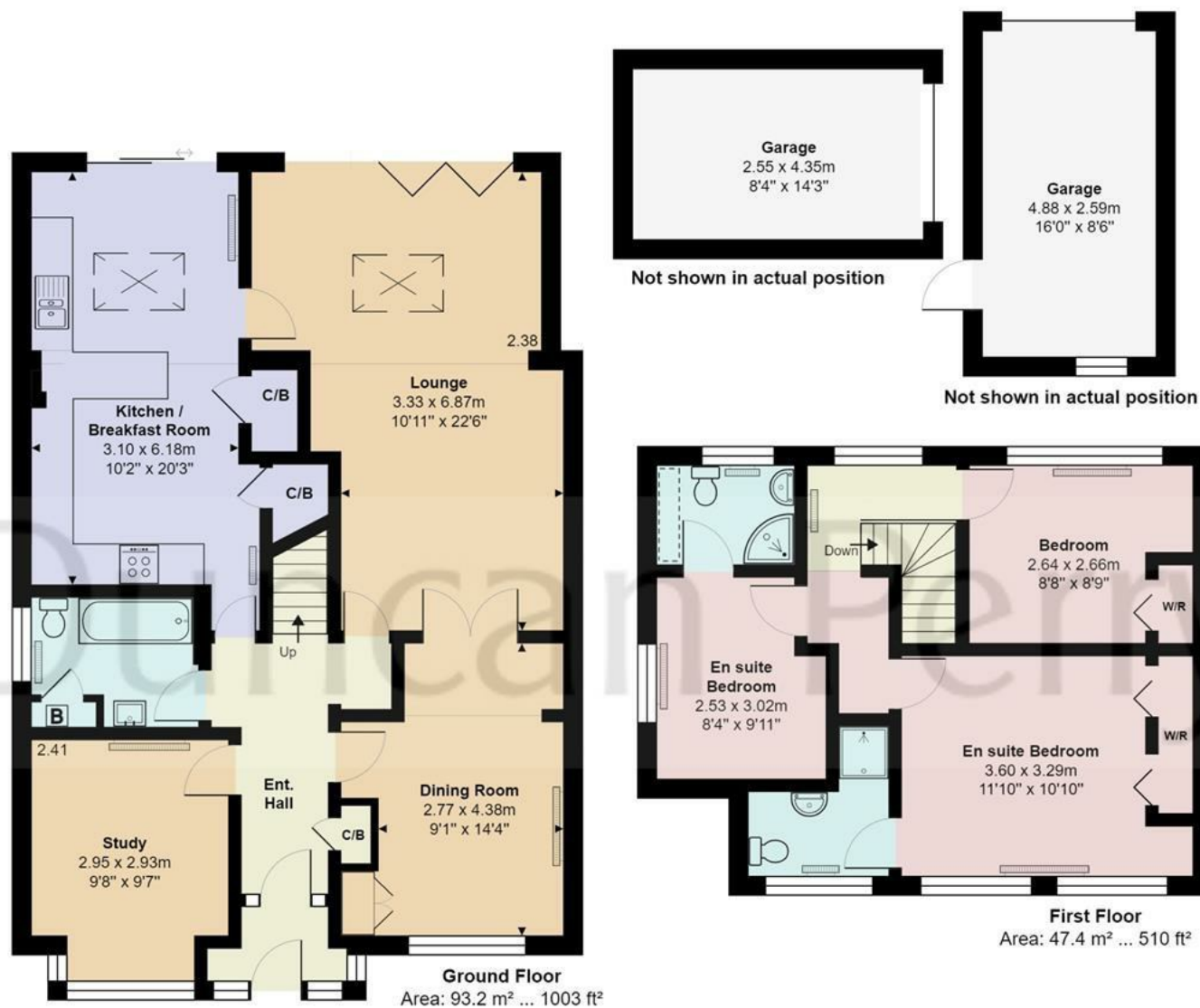
Dwarf wall to front. Block paved driveway. Lawned area. Hedging. External gas meter. Access to the side of property via a gate which leads onto the garden.

Freehold. Council tax band E - Hertsmere council









## The Greenway, Hertfordshire EN6

Total Area: 164.4 m<sup>2</sup> ... 1769 ft<sup>2</sup> Inc. Garages

All measurements are approximate and for display purposes only

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constitute a contract or part of a contract.

Property Information

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



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
New energy efficient - lower running costs		New environmentally friendly - lower CO <sub>2</sub> emissions	
95-100 A	81	100-40 A	31
81-95 B	74	40-45 B	
67-81 C		45-50 C	
53-67 D		50-55 D	
39-53 E		55-60 E	
25-39 F		60-65 F	
11-25 G		65-70 F	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



