



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

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Sunnybank Road
Potters Bar
Herts
EN6 2NN



£2,300 PCM

This delightful detached bungalow offers a perfect blend of comfort and convenience. With two spacious double bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat. The master bedroom features an en suite shower room, providing a private sanctuary for relaxation, while the family bathroom caters to the needs of guests and family alike.

The heart of the home is a welcoming reception room, perfect for entertaining or enjoying quiet evenings in. Adjacent to this space, you will find a lovely conservatory that invites natural light and offers a serene view of the garden, making it an excellent spot for morning coffee or afternoon reading.

The outdoor space is equally appealing, with a well-maintained garden that provides a tranquil escape from the hustle and bustle of daily life. Whether you wish to cultivate your green thumb or simply enjoy the fresh air, this garden is a delightful addition to the property.

For those with vehicles, there is convenient parking available on the driveway, ensuring ease of access.

ENTRANCE HALLWAY

13'4" x 5'7"

Wooden flooring, coved ceiling, inset spotlights, radiator with cover, storage cupboard with shelves and light, obscure double glazed front door.

BEDROOM ONE

12'9" x 12'9"

Radiator, fitted wardrobes, inset spotlights, coved ceiling, double glazed bay window to front, door leading to:

ENSUITE SHOWER ROOM

6'9" x 4'10"

White suite comprising, enclosed shower cubicle with wall mounted shower, pedestal wash basin with single taps, low level wc, tiled floor and walls, wall mounted medicine cabinet, heated towel rail, inset spotlights, double glazed window to side.

BEDROOM TWO

12'3" x 11'11"

Radiator, fitted wardrobes, inset spotlights, coved ceiling, double glazed bay window to front.

LOUNGE/DINER

17'1" x 11'10"

Coved ceiling, inset spot lights, radiator, wood surround fireplace, wooden flooring, television aerial, point, double glazed window and doors to conservatory.

CONSERVATORY

16'1" x 10'4"

Radiator, tiled floor, double glazed window and door to rear garden.

KITCHEN

11'9" x 9'10"

Range of wall and base units, work surfaces, single drainer single bowl sink with mixer tap, Electrolux gas hob, Hotpoint electric oven, Bosch dishwasher, Hotpoint washing machine, coved ceiling, wooden flooring, double glazed window to rear, double glazed obscure window and door to side.

FAMILY BATHROOM

7'10" x 8'11"

White suite comprising panelled bath with single taps and wall mounted shower, pedestal wash basin with single taps, low level wc, tiled floor and walls, radiator, airing cupboard housing water tank, inset spotlights, obscure double glazed window to side.

EXTERIOR

REAR GARDEN

57'0"

Lawn with step path, patio area to rear, tree and shrub border, exterior water tap and light.

FRONT GARDEN

Small grass area with shrubs, hard standing for off street parking, pedestrian side access to rear garden.

AGENT NOTES

Holding Deposit £530

Dilapidations Deposit £2,653

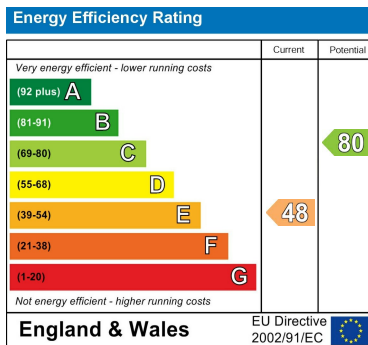
EPC Rating - E

Council Tax Band E - Hertsmere Council



Property Mis Descriptions Act
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. All measurements quoted are approximate. Any discussions regarding a potential tenancy are subject to contract.





DIRECTIONS

CONTACT

48A The Broadway
Potters Bar
Herts.
EN6 2HW

E: lettings@duncanperry.co.uk

T: 01707655466

<https://www.duncanperry.co.uk>

