



**37A Sunnybank Road, Potters Bar, Herts, EN6 2NN**  
**£685,000**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

Extended four bedroom semi-detached house located in popular Sunnybank area. Walking distance to local shops and mainline station. Spacious through lounge / diner. Fitted kitchen. Downstairs W.C. Utility room with shower room. Main bedroom with ensuite and dressing room. Private driveway and 60ft rear garden. Offered chain free. Viewing essential.



- EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE
- THROUGH LOUNGE / DINING ROOM
- FITTED KITCHEN / BREAKFAST ROOM
- DOWNSTAIRS CLOAKROOM
- DOWNSTAIRS SHOWER ROOM / UTILITY ROOM
- MAIN BEDROOM WITH ENSUITE BATHROOM
- OFF STREET PARKING WITH PRIVATE DRIVEWAY
- LOCATED WALKING DISTANCE TO LOCAL SHOPS AND MAINLINE STATION
- OFFERED CHAIN FREE
- TENURE - FREEHOLD. COUNCIL TAX BAND E - HERTSMERE COUNCIL



White UPVC double glazed front door with oval obscure glass window leading into

### HALLWAY

Coving to ceiling. Spotlights to ceiling. Oak wood flooring. Single radiator. Under stairs storage housing electricity meter and consumer unit. Straight flight of stairs leading to first floor.

### LOUNGE

Coving to ceiling. Spotlights to ceiling. Oak wood flooring. Double radiator. Feature fireplace with marble effect surround and hearth. Built in storage unit with shelving. TV aerial point. White UPVC double glazed leaded light window to front. Open access to

### DINING ROOM

Coving to ceiling. Spotlights to ceiling. Oak wood flooring. Single radiator. Vertical wall mounted radiator. Built in storage display units.

### KITCHEN / BREAKFAST ROOM

Comprising range of white high gloss wall, drawer and base units with black granite working surfaces and matching splashback. Countertop lighting. One and a half bowl stainless steel sink with mixer tap and drainer. Spotlights to ceiling. Integrated Miele oven and grill. Miele gas hob with with cooker hood above. Integrated Miele microwave oven and coffee maker. Integrated Miele dishwasher. Space for American style fridge / freezer. Wall mounted vertical radiator. Porcelain tiled floor. Breakfast bar with space for seating.

### GROUND FLOOR CLOAKROOM

Coving to ceiling. Spotlights to ceiling. Concealed cistern W.C. Sink set within vanity unit with mixer tap and storage below and mirror above. Wall mounted extractor. Tiled floor.



## **GROUND FLOOR STORAGE / SHOWER ROOM / UTILITY ROOM**

### **Storage space**

White UPVC leaded light window to front. Spotlights to ceiling. Tiled flooring. Door through to

### **Shower room**

Shower cubicle with overhead shower and separate handheld shower attachment. Sink set within vanity unit with storage below and mixer tap. LED mirror above. Chrome heated towel rail. Tiled walls. Tiled floor. Extractor fan.

### **Utility room**

Wall mounted Valliant boiler and pressurised hot water cylinder. Space for washing machine. Tiled floor. White UPVC double glazed door to rear.

## **FIRST FLOOR LANDING**

Coving to ceiling. Spotlights to ceiling. Double glazed obscure glass window to side.

## **BEDROOM TWO**

Coving to ceiling. Single radiator. Fitted wardrobes with bridging unit and bedside cabinets. Double glazed leaded light bay window to front.

## **BEDROOM THREE**

Coving to ceiling. Spotlights to ceiling. Single radiator. Fitted wardrobes with bridging unit and bedside tables.

## **BEDROOM FOUR**

Coving to ceiling. Single radiator. Double glazed leaded light window to front.

## **BEDROOM ONE**

Spotlights to ceiling. Single radiator. TV aerial point. Access to eaves storage. Double glazed window to rear. Velux window to front.

## **ENSUITE BATHROOM**

Coving to ceiling. Top flush W.C. Sink set within vanity unit with storage below and mixer tap. Panelled enclosed bath with mixer taps and handheld shower attachment. Glass shower screen. Tiled walls. Tiled floor. Wall mounted cabinet. Chrome heated towel rail. White UPVC double glazed obscure glass window to rear.







**Sunnybank Road, Hertfordshire EN6**

Total Area: 150.2 m<sup>2</sup> ... 1617 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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### DRESSING ROOM / STUDY

Single radiator. Range of fitted furniture including desk, wall unit and storage unit. Velux window to front.



### EXTERIOR REAR

60'2" x 27'11" (18.35 x 8.53)

Accessed via dining room patio doors or kitchen door. Leading out on to large patio area. Remainder of garden is laid to lawn with raised flower bed and shrubs to side. Power and lighting. External water tap. To rear of garden is gated access with steps down to storage area with large timber shed with power and lighting.

### FRONT OF PROPERTY

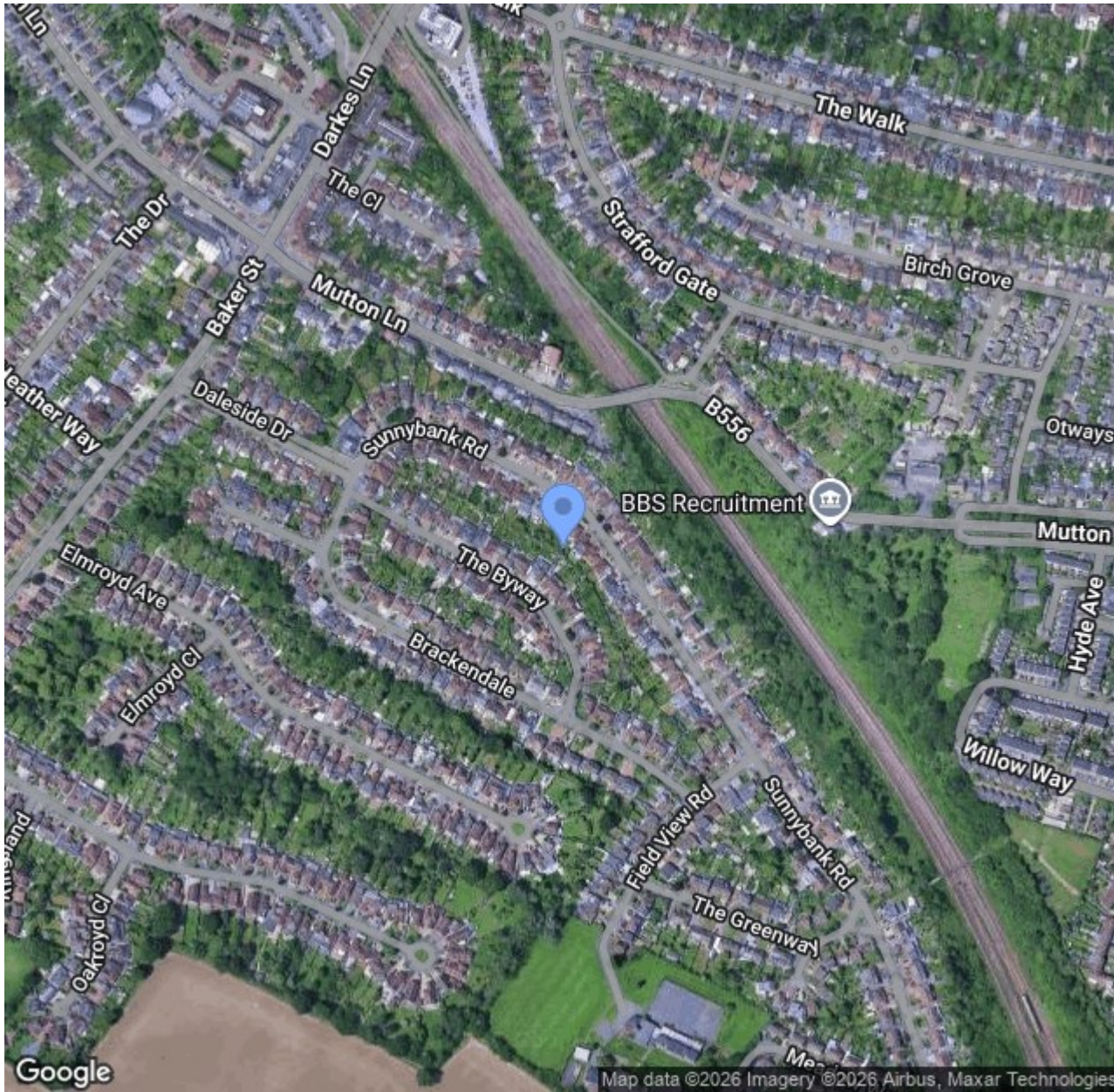
Block paved driveway providing parking for several vehicles. External lighting. Concealed gas meter. Steps up to front door with canopy above.

Tenure - 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 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
View energy efficient - lower running costs		View environmentally friendly - lower CO <sub>2</sub> emissions	
84	84	84	84
72			
60			
48			
36			
24			
12			
0			
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	



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