Sunnybank Road, Potters Bar, EN6 2NQ

Price: £715,000
Freehold

Vanessa McCallum Estates Ltd
51 Bradmore Green, Brookmans Park,
Hertfordshire, AL9 7QS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk



We are delighted to offer for sale this 4 bedroom 2 bathroom detached chalet bungalow which has over 1,600 sq ft of versatile accommodation. The property has spacious rooms and benefits from a semi open plan lounge/dining room/ kitchen, there is also a utility room. The rear garden is approx.. 50ft x 45ft and has a private driveway. An internal viewing is highly recommended.

- 4 BEDROOM DETACHED CHALET BUNGALOW
- 2 BATHROOMS
- OVER 1,600 SQ FT OF VERSATILE ACCOMMODATION
- SPACIOUS ROOMS
- SEMI OPEN PLAN LOUNGE/DINING ROOM/KITCHEN
- UTILITY ROOM
- 50FT X 45FT REAR GARDEN
- PRIVATE DRIVEWAY

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FEATURES

DESCRIPTION
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ACCOMMODATION
GROUND FLOOR
ENTRANCE HALLWAY
LOUNGE
DINING ROOM
KITCHEN
UTILITY ROOM
2 BEDROOMS
GROUND FLOOR BATHROOM

FIRST FLOOR
2 BEDROOMS
SHOWER ROOM

50FT X 45FT REAR GARDEN
PRIVATE DRIVEWAY

LOCATION
Sunnybank Road is just off Daleside Drive which in turn is off of Baker Street. Dame Alice Owen's School and Pope Paul school are only a short distance away as are the shops and mainline railway station into Kings Cross and Moorgate . The M25/A1(M) are only a short drive away too.

SERVICES
Gas Central Heating and Mains Drainage.
Council Tax Band E

LOCAL AUTHORITY
Hertsmere

VIEWING
STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES.

IMPORTANT INFORMATION CONCERNING THESE PARTICULARS
None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

ANTI MONEY LAUNDERING
Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. Facial recognition will be offered at a charge of £50 plus vat per person.

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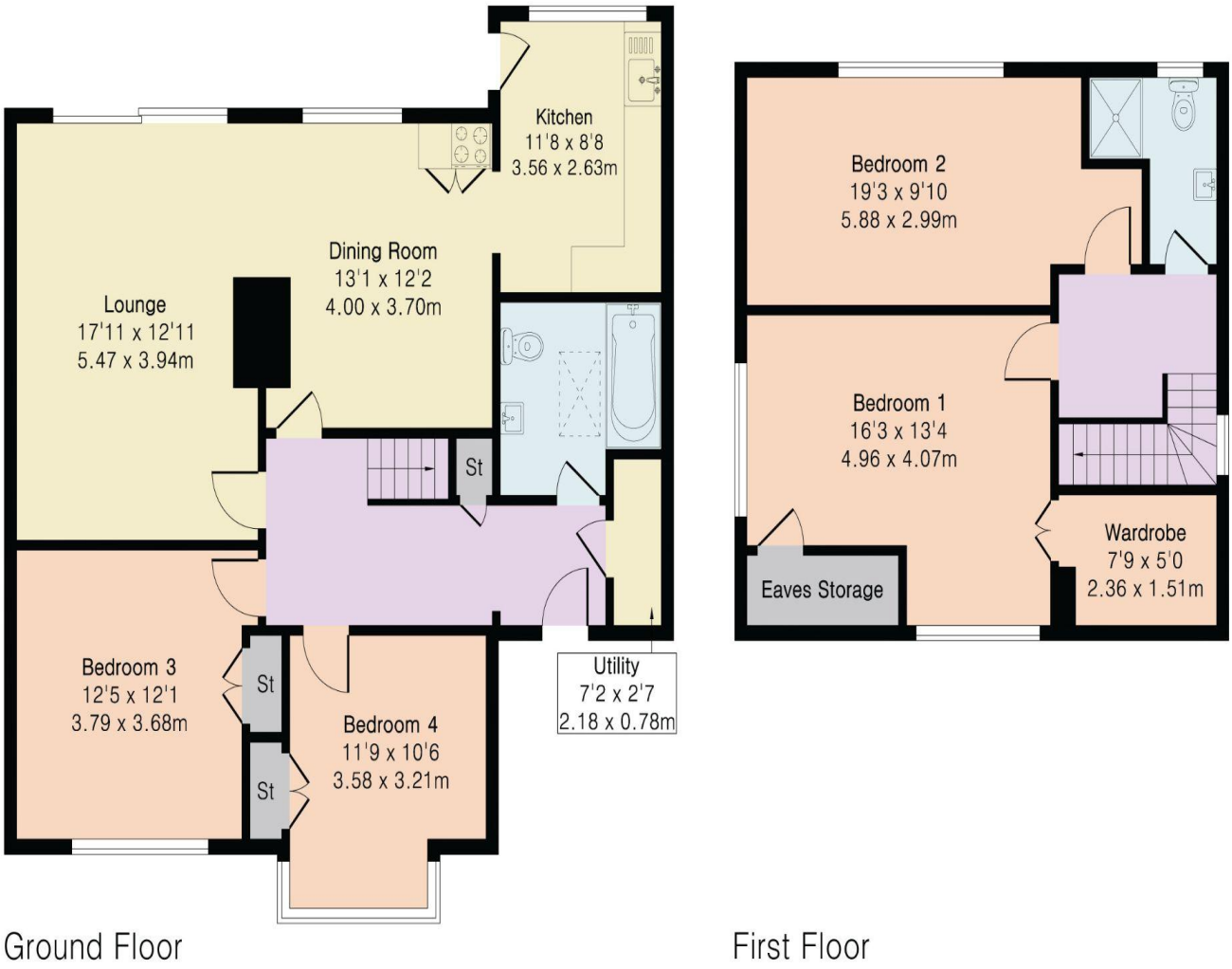
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Approximate Gross Internal Area 1602 sq ft - 148 sq m

Ground Floor Area 1038 sq ft – 96 sq m

First Floor Area 564 sq ft – 52 sq m



Ground Floor

First Floor

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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