

Sunnybank Road, Potters Bar, EN6 2NG
£550,000 Freehold(*see note over)

This two bedroom semi detached bungalow is located in the ever popular 'Sunnybank Area' of Potters Bar. The property has been extended to the rear and now offers two double bedrooms, family bathroom with separate shower, extended lounge/diner, kitchen and utility room. There is a south-westerly aspect garden to the rear and off street parking to the front. Offered on a chain free basis, internal viewing is highly recommended.

63 DARKES LANE POTTERS BAR HERTS EN6 1BJ

01707 663330

email: pottersbar@hobdays.co.uk

Lounge/Diner



Lounge/Diner



Kitchen



Utility room/breakfast room



Bedroom 1



Bedroom 2



Family bathroom



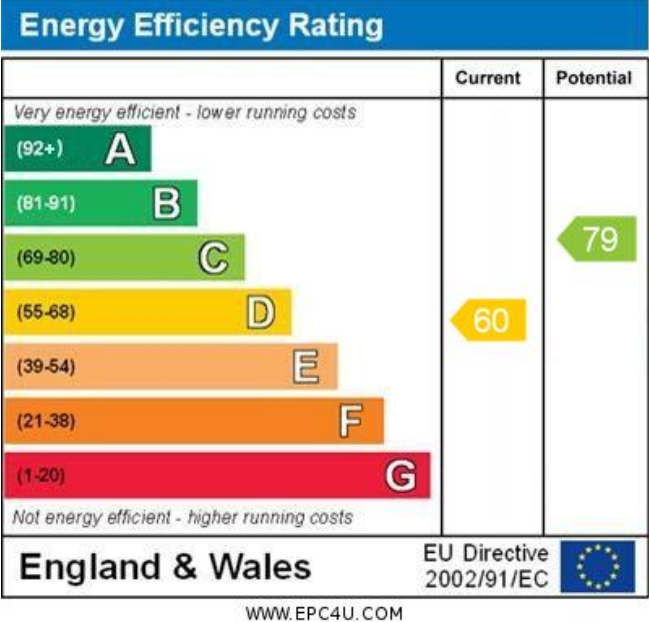
Rear Garden



Rear Patio



EPC



MATERIAL INFORMATION

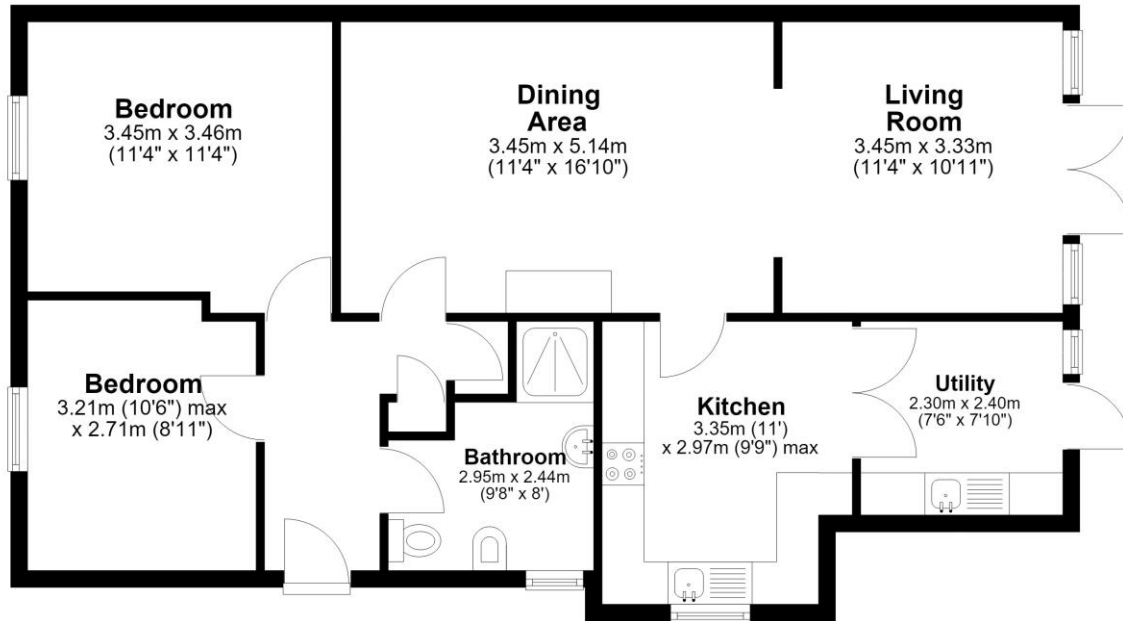
Council Tax Band: E (Hertsmere)
Parking arrangements: Off street parking/Driveway
Mains Gas: Yes
Mains Electric: Yes
Mains Water/drainage: Yes
Heating Type: Gas central heating
Surface Water Flood Risk: Very Low Risk
Rivers & The Seas Flood Risk: Very Low Risk
(source: Gov.uk)
Broadband Availability: (FTTP is available and a new ONT may be ordered), Standard, Superfast, Ultrafast
(Source: Ofcom & BT Broadband Availability Checker)
Mobile Availability:
EE: Good outdoor and in-home
O2: Good outdoor
3: Good outdoor variable in-home
Vodafone: Good outdoor variable in-home
(Source: Ofcom)

Any person or persons buying or selling through Hobdays Estate Agents will be asked to carry out a AML checks online verification by using a third party Bio – Metric Company for a small cost of £15.00 plus VAT.



Ground Floor

Approx. 79.0 sq. metres (850.6 sq. feet)



Total area: approx. 79.0 sq. metres (850.6 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Sunnybank Road