



93 SUNNYBANK ROAD, POTTERS BAR EN6 2NF

Offers In The Region Of £659,995 | Freehold

ANDREW WARD EST. 1988  
ESTATE AGENTS





## Property Overview

**\*CHAIN FREE\*** This delightful three bedroom detached bungalow features spacious accommodation including an extended reception room, a block paved carriage driveway which provides off street parking for three /four cars, a 50 ft rear garden and there is a garage to the side.

As you enter the property, there is a wide and welcoming entrance hall, a lounge which leads to a further reception room, kitchen/breakfast room, the second bedroom is currently used as a dining room. There is a third bedroom and a bathroom.

There is potential for further extension both to the rear and via a loft conversion, subject to the usual planning consents.







## Property Features

- LOUNGE: 12'6 x 10'11
- RECEPTION ROOM: 11'6 x 9'3
- KITCHEN/BREAKFAST ROOM: 10'11 x 7'8
- GARAGE: 16'0 x 8'4
- 50FT REAR GARDEN
- BEDROOM 1: 12'0 x 11'9
- BEDROOM 2: 10'1 x 9'5
- BEDROOM 3: 8'11 x 8'7
- BATHROOM
- CARRIAGE DRIVEWAY

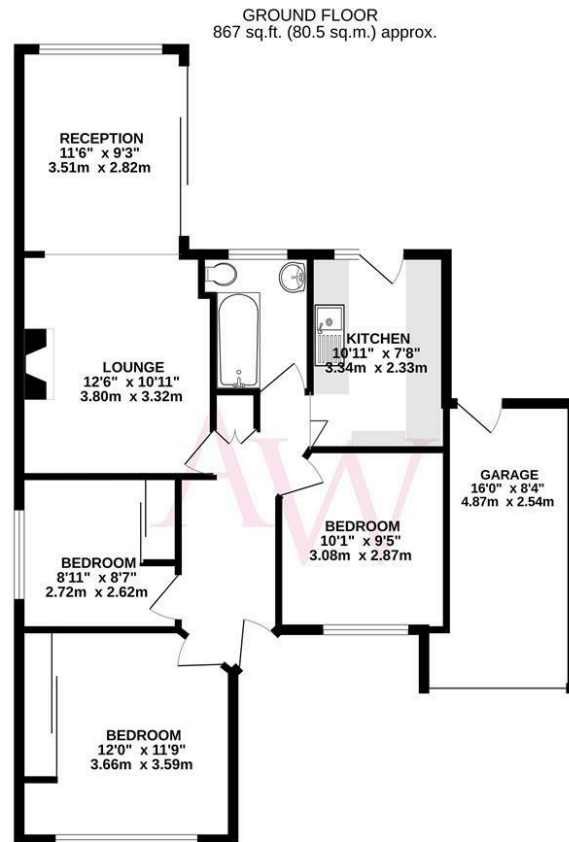
## Agents Notes

The property has gas central heating and double glazed windows. The lounge has a wall inset driftwood and pebble effect gas fire.

EPC RATING: D

COUNCIL TAX BAND: E





TOTAL FLOOR AREA : 867 sq.ft. (80.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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