



114 SUNNYBANK ROAD, POTTERS BAR EN6 2NQ

Guide Price £749,950 | Freehold

ANDREW WARD EST. 1988
ESTATE AGENTS



Property Overview

A particularly spacious four double bedroom detached chalet bungalow which has been extended to both the side and via a loft conversion. The ground floor accommodation comprises an L shaped lounge and dining room which leads onto the kitchen, a utility room, two bedrooms and a bathroom. To the first floor the principal bedroom has a walk-in closet, and eaves storage, a further large bedroom and a shower room.

Externally, the front garden could be redesigned to create ample off street parking (there is already a dropped kerb) and a 50ft rear garden with raised decking, a wide area to the side and front access.





Property Features

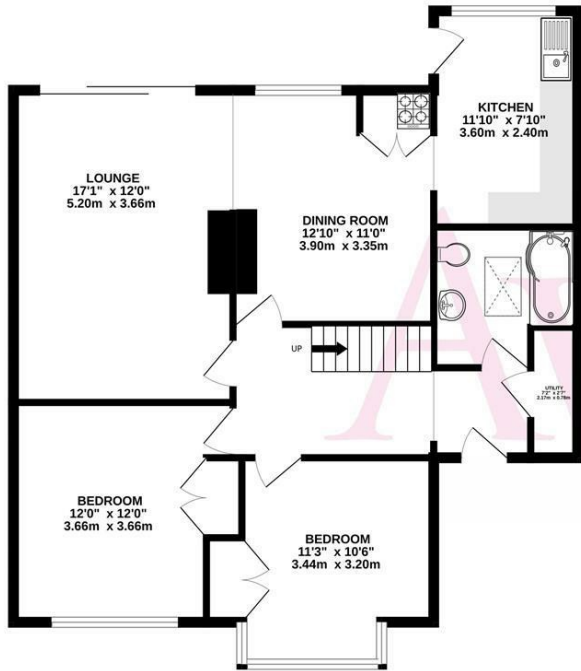
- LOUNGE: 17'1 x 12'0
- DINING ROOM: 12'10 x 11'0
- KITCHEN: 11'10 x 7'10
- LARGE FRONT GARDEN
- 50FT REAR GARDEN
- BEDROOM1: 15'7 x 13'1
- BEDROOM 2: 19'3 x 9'6
- BEDROOM 3: 12'0 x 12'0
- BEDROOM 4: 11'3 x 10'6
- TWO BATHROOMS

Agents Notes

EPC RATING: C

COUNCIL TAX BAND: E

GROUND FLOOR
867 sq.ft. (80.6 sq.m.) approx.



1ST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 1388 sq.ft. (128.9 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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