



26 SUNNYBANK ROAD, POTTERS BAR EN6 2NW

Asking Price £599,950 | Freehold

ANDREW WARD<sup>EST 1988</sup>  
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## Property Overview

A well presented three bedroom semi detached bungalow offering well proportioned living space along with private drive, garage and beautiful South facing garden to rear. The property offers light and airy accommodation comprising entrance hall, spacious living room with feature fireplace, modern fitted kitchen with door to garden, three good size bedrooms (currently arranged as two) and modern bathroom. The property is approached by an independent drive with parking for three vehicles and shared drive to side giving access to detached garage. The rear garden enjoys a Southerly aspect which is mainly laid to lawn and well secluded with side door to garage.





## Property Features

- Living Room: 15'1 x 13'1
- Kitchen: 7'10 x 7'7
- Bathroom
- Chain Free
- Garage: 20'2 x 10'2
- Bedroom One: 13'1 x 10'10
- Bedroom Two: 12'0 x 10'7
- Bedroom Three: 13'1 x 8'6
- Private Drive
- 70Ft South Facing Garden

## Agents Notes

The property is conveniently located close to the town centre with its vast array of shopping facilities along with mainline rail station serving London (Kings Cross) and road links.

The property has been well maintained and comes to the market with no onward chain.

GROUND FLOOR  
1007 sq.ft. (93.5 sq.m.) approx.



TOTAL FLOOR AREA: 1007 sq.ft. (93.5 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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All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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