



98 SUNNYBANK ROAD, POTTERS BAR EN6 2NG

Offers In The Region Of £525,000 | Freehold

ANDREW WARD EST. 1988
ESTATE AGENTS



Property Overview

This spacious chain free three bedroom semi detached chalet bungalow features a 65ft westerly facing rear garden, off street parking for three cars and a detached garage.

The property provides flexible accommodation arranged over two floors and comprises to the ground floor a reception room, kitchen, two bedrooms and a wet room. To the first floor there is the principal bedroom and an en-suite WC.

The property is in need of updating and would therefore be perfect for buyers wishing to personalise their next home.





Property Features

- RECEPTION ROOM: 17'0 x 11'6
- KITCHEN: 10'10 x 9'2
- DOWNSTAIRS WET ROOM
- 65FT REAR GARDEN (MAX)
- OFF STREET PARKING
- BEDROOM 1: 14'9 x 13'2
- BEDROOM 2: 14'4 x 11'6
- BEDROOM 3: 11'6 x 9'0
- EN-SUITE WC
- DETACHED GARAGE: 18'1 x 8'9

Agents Notes

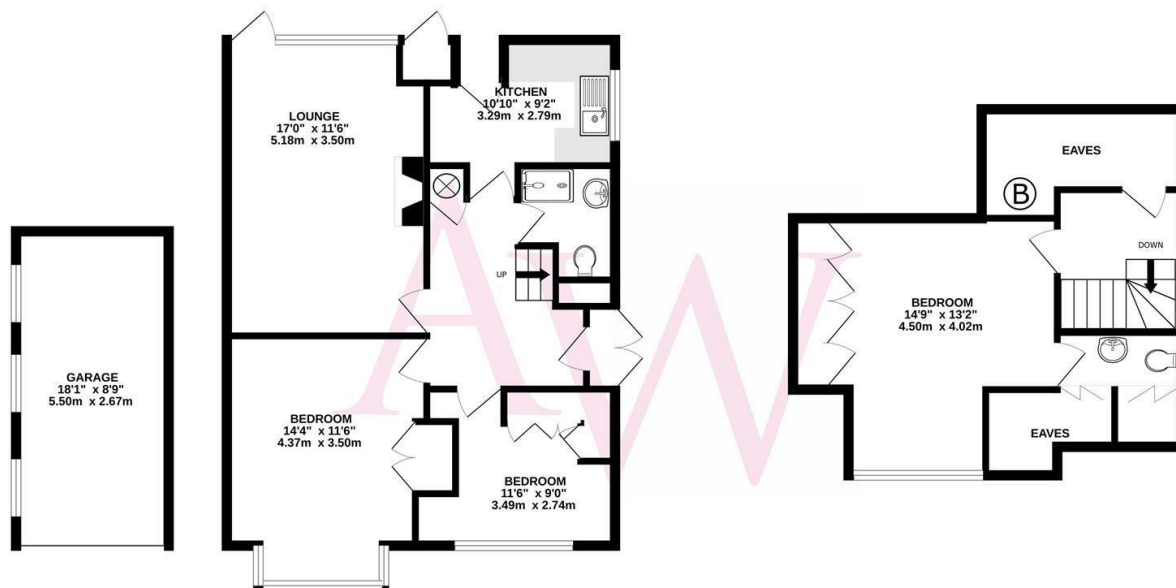
The property benefits from gas central heating and double glazed windows.

EPC RATING: E

COUNCIL TAX BAND: E

GROUND FLOOR
808 sq.ft. (75.1 sq.m.) approx.

1ST FLOOR
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 1182 sq.ft. (109.8 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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