

Sunnybank Road, Potters Bar, EN6 2NH

**OIRO: £645,000**  
**Freehold**



Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire., EN6 5BS  
Tel: 01707 320432  
Email: sales@vanessamccallumestates.co.uk  
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Offered for sale on a chain free basis is this 4 bedroom 2 bathroom semi-detached chalet bungalow backing onto farmland. This property has plenty of scope to enlarge and modernise (subject to planning). There is a private driveway and a south facing rear garden which is 50ft x 30ft.

- 4 BEDROOM SEMI-DETACHED CHALET BUNGALOW
- CHAIN FREE
- 2 BATHROOMS
- BACKING ONTO FARMLAND
- PRIVATE DRIVEWAY
- SCOPE TO ENLARGE AND MODERNISE (STPP)
- SOUTH FACING REAR GARDEN 50FT X 30FT
- TANDEM LENGTH COVERED CARPORT

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## **FEATURES**

### **DESCRIPTION**

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### **ACCOMMODATION**

GROUND FLOOR –  
ENTRANCE HALLWAY,  
KITCHEN,  
LOUNGE/DINER,  
BEDROOMS 3 AND 4,  
TANDEM LENGTH COVERED CARPORT,  
FAMILY BATHROOM,  
SEPARATE GUEST CLOAKROOM.  
FIRST FLOOR –  
BEDROOMS 1 AND 2,  
SHOWER ROOM,  
EAVES STORAGE.  
SOUTH FACING REAR GARDEN 50FT X 30FT,  
OFF-STREET PARKING FOR SEVERAL VEHICLES

### **LOCATION**

Sunnybank Road is just off Daleside Drive which in turn is off of Baker Street. Dame Alice Owen's School and Pope Paul school are only a short distance away as are the shops and mainline railway station into Kings Cross and Moorgate . The M25/A1(M) are only a short drive away too.

### **SERVICES**

Gas Central Heating and Mains Drainage.  
Council Tax Band E.

### **LOCAL AUTHORITY**

Hertsmere Borough Council.

### **VIEWING**

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES.

### **IMPORTANT INFORMATION CONCERNING THESE PARTICULARS**

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

### **ANTI MONEY LAUNDERING**

Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. You need to provide us with the following documents: \* One form of photographic identification (i.e. Passport, Photocard Driving Licence, National Identity Card) \* A recent document identifying your postal address (eg. Utility Bill, Bank Statement, Mortgage Statement, Council Tax Bill).



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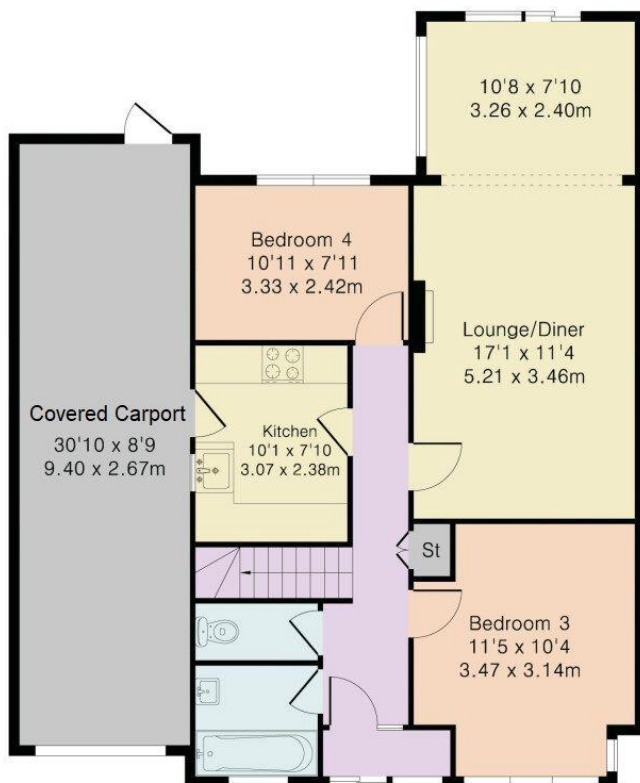
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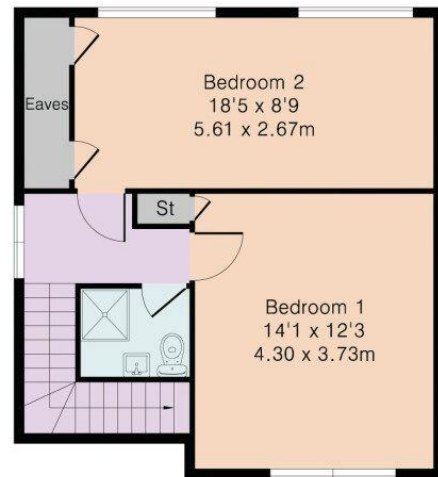
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Approximate Gross Internal Area 1494 sq ft – 138 sq m  
Ground Floor Area 1048 sq ft – 97 sq m  
First Floor Area 446 sq ft – 41 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

