

Sunnybank Road, Potters Bar, EN6 2NQ



**Price: £589,950**  
**Freehold**

Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire., EN6 5BS  
Tel: 01707 320432  
Email: sales@vanessamccallumestates.co.uk  
www.vanessamccallumestates.co.uk



**A well-proportioned extended 2 double bedroom (formerly 3 which can easily be converted back) semi-detached chalet bungalow located on this quiet tree lined road. The property features a modern kitchen, dining room, reception room, off street parking, summerhouse and secluded 60ft rear garden.**

**Planning permission granted for rear, side and dormer enlargement.**

- EXTENDED 2 DOUBLE BEDROOM SEMI-DETACHED CHALET BUNGALOW
- OPEN PLANNED KITCHEN/DINER AND SEPARATE LIVING ROOM
- SUMMER HOUSE
- WALKING DISTANCE TO POTTERS BAR STATION
- FORMERLY 3 BEDROOMS WHICH CAN EASILY BE CONVERTED BACK
- SECLUDED 60FT REAR GARDEN WITH LARGE PATIO
- OFF STREET PARKING
- CLOSE TO LOCAL SHOPS AND RESTAURANTS

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## **FEATURES**

### **DESCRIPTION**

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### **ACCOMMODATION**

ENTRANCE HALLWAY  
GROUND FLOOR SHOWER ROOM  
LIVING ROOM  
KITCHEN/DINER  
UTILITY ROOM  
DINING ROOM  
BEDROOM

#### **1ST FLOOR**

BEDROOM - with eaves storage  
SHOWER ROOM

#### **60FT REAR GARDEN**

SUMMER HOUSE  
OFF STREET PARKING

### **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. Facial recognition will be offered at a charge of £15 plus vat per person.

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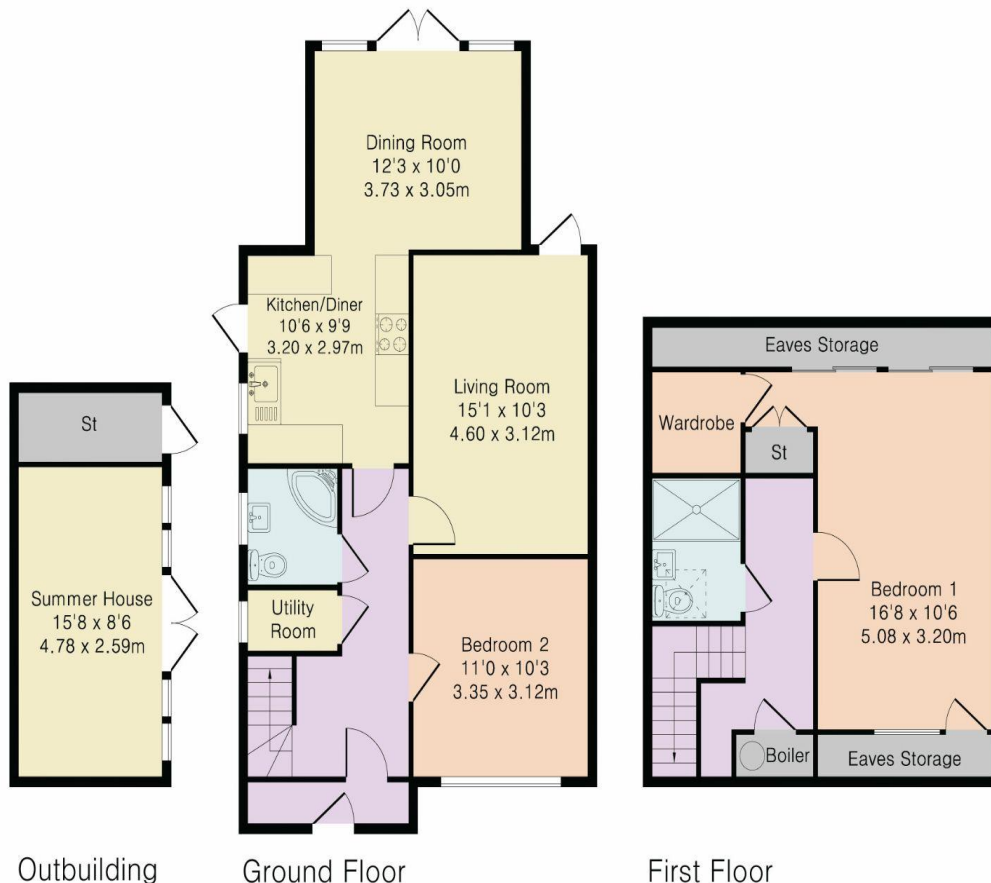
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Approximate Gross Internal Area 1301 sq ft – 120 sq m  
Ground Floor Area 679 sq ft – 63 sq m  
First Floor Area 456 sq ft – 42 sq m  
Outbuilding Area 166 sq ft – 15 sq m



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.



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