

Asking price of £850,000

Sunnybank Road, Potters Bar, EN6



- Semi-Detached House
- Four Bedrooms
- Two Bathrooms
- Open Plan Kitchen/Dining Room
- Utility Room
- Recently Refurbished and Redesigned
- Block Paved Off Street Parking
- Landscaped Rear Garden

An immaculately presented FOUR BEDROOM TWO BATHROOM home refurbished and redesigned to an exemplary standard throughout by the current owners offering modern living over three levels. The ground floor features an open plan fully fitted kitchen/dining room, reception room and downstairs W.C with underfloor heating throughout. Boasting a landscaped rear garden with built in fire pit with granite surround and seating area on a paved patio area. Internal viewing is highly recommended.

Website: www.raineandco.com Email: pottersbar@raineandco.com



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Entrance Hall

Property entered through front door secured via a video entry system. Stairs to first floor. Under stairs storage cupboard. Storage cupboard. Doors to reception room, down stairs W.C and kitchen/dining room. Porcelana floor tiles with underfloor heating.

Reception Room

4.52m into bay x 3.91m max (14'10" x 12'10")

Double glazed bay window to front. Fitted wall mounted storage unit. Carpet flooring with underfloor heating.

Open Plan Kitchen and Dining Area

6.93m x 4.24m (22'9" x 13'11")

Bi-fold doors to rear garden with skylights above. Collection of Barloni wall and base units with quartz work top. Built in composite Barazza double bowl sink with mixer tap and Quooker attachment. Two built in Miele electric fan ovens and Miele steam oven with plate warmer below. Miele five ring gas hob with extractor unit above. Built in Miele dishwasher and fridge/freezer. Built in Hotpoint counter wine fridge. Porcelana floor tiles with underfloor heating. Door to utility room.

Utility Room

2.04m x 1.99m (6'8" x 6'6")

Collection of Barloni wall and base units with quartz work top. Double bowl Barazza stainless steel sink with mixer tap. Plumbing for washing machine and space for tumble dryer. Water softener. Porcelana floor tiles.

Downstairs WC

Bianco wall hung smart toilet with bidet wash function, heated seat and dryer. Wash hand basin. Fully tiled. Porcelana floor tiles with underfloor heating.

First Floor Landing

Double glazed window to side. Doors to bathroom and bedrooms two, three and four. Stairs to second floor. Wood flooring.

Bedroom Two

3.63m x 3.20m (11'11" x 10'6")

Double glazed windows to front. Fitted wall to wall floor to ceiling wardrobes. Radiator. Wood flooring.

Bedroom Three

3.65m x 3.35m (11'12" x 10'12")

Double glazed windows to the rear. Fitted floor to ceiling wardrobes. Radiator. Wood flooring.

Bedroom Four

2.69m x 2.41m (8'10" x 7'11")

Double glazed windows to front. Fitted wall to wall wardrobes. Wood flooring.

Bathroom

2.87m x 1.93m (9'5" x 6'4")

Double glazed frosted windows to rear. Shower cubicle leading to Japanese soaking tub. Wash hand basin. Wall mounted W.C. Heated towel rail. Fully tiled. Porcelana floor tiles.

Second Floor Landing

Double glazed window to side. Doors to bedroom one and shower room.

Bedroom One

5.11m max x 4.04m max (16'9" x 13'3")

Double glazed Velux windows to front and double glazed windows to the rear. Fitted floor to ceiling wardrobes. Eaves storage and built in storage.

Shower Room

1.73m x 1.51m (5'8" x 4'11")

Double glazed frosted windows to rear. Separate shower cubicle. Wash hand basin. Low level W.C. Heated towel rail. Fully tiled. Porcelana floor tiles.

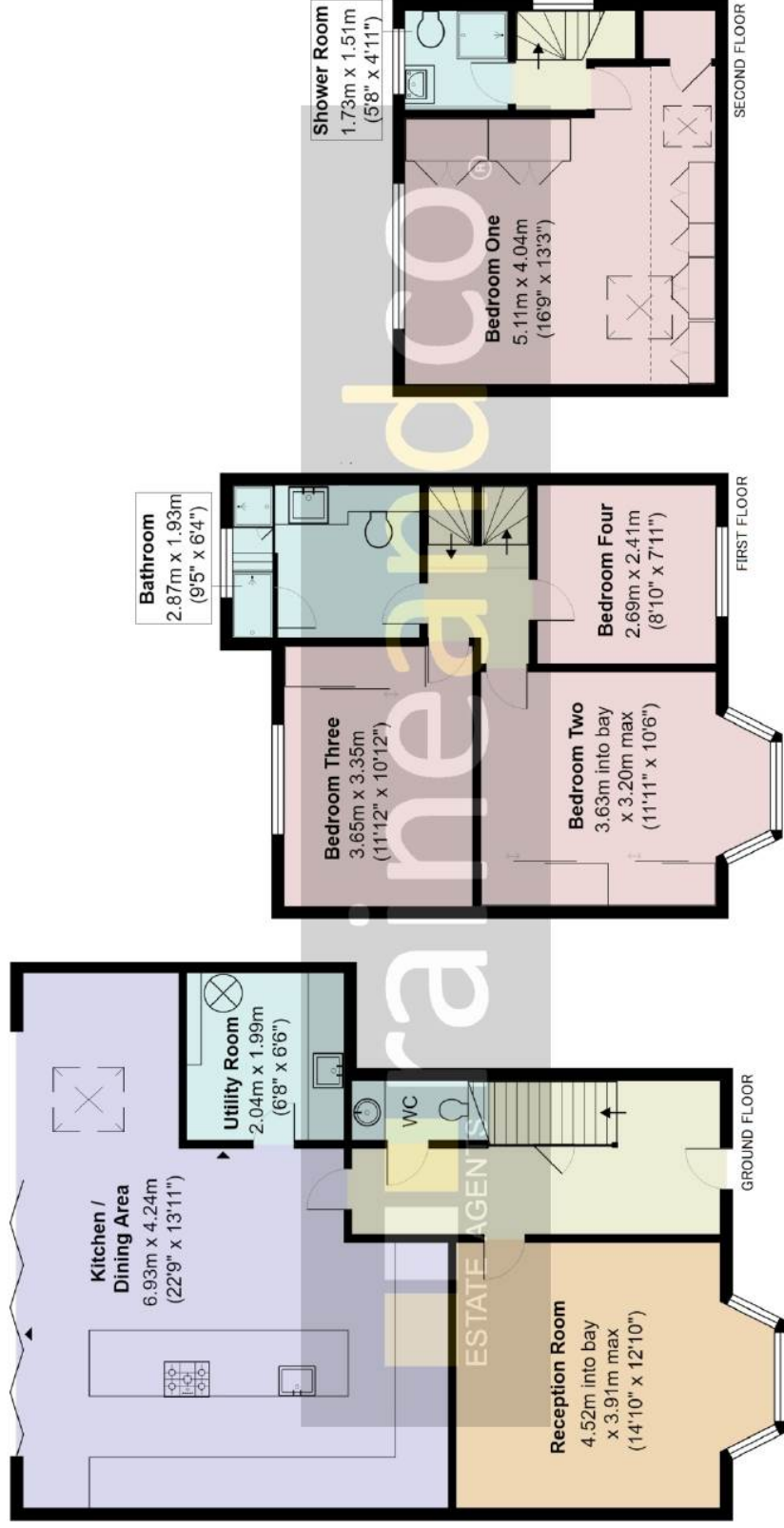
Front Garden

Bloc paved driveway for off street parking. Access to rear.

Rear Garden

Stone tiled patio area. Built in fire pit with granite surround and seating. Laid to lawn with flower bed borders, shrubs and trees.





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Total approximate floor area of 127.3 SQ.M / 1,337 SQ.FT

All measurements are approximate and for display purposes only

