



Sunnybank Road, Potters Bar, EN6 2NN
£685,000 Freehold (*see note over)

This Extended Four Bedroom, Three Bathrooms semi-detached house is located within the ever popular 'Sunnybank Area' & is within easy reach of Potters Bar Mainline Station, local Schools and various shops & amenities on Darkes Lane. The property benefits from spacious accommodation with two interconnecting reception rooms, kitchen with integrated Miele appliances and granite worksurfaces, utility room, downstairs cloakroom, plus a D/S shower room off a storeroom, three bedrooms & family bathrooms on the 1st floor plus a principal bedroom suite with an en-suite and dressing room on the 2nd floor. Block paved driveway providing off-street parking for two vehicles, 60ft approx garden to the rear. Internal viewing is highly recommended. Offered Chain Free.

63 DARKES LANE POTTERS BAR HERTS EN6 1BJ

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Approach

Mainly blocked paved to provide off street parking, external lighting, gas meter, canopied entrance porch, step up to the entrance door.

Entrance Hallway

Double glazed door to front with viewing pane leading into hallway, recessed spotlighting, coved ceiling, oak wood flooring, radiator, power point, under stairs storage cupboard housing electricity meter and fuse board, stairs leading to first floor landing, doors to downstairs cloakroom, Kitchen, front & rear reception rooms. Opening to store and d/s shower room and utility.



Guest Cloakroom

Coved ceiling, recessed spotlighting, low level W.C; with concealed cistern, vanity unit with mono bloc tap & storage below and mirror above, extractor fan, tiled floor.



Living Room 14' 8" x 12' 9" (4.47m x 3.88m) approx

Double glazed bay window to front with window blinds, oak wood flooring, coved ceiling, recessed spotlighting, feature fireplace housing gas fire with marble effect hearth & surround, built in shelving & storage, power points, TV point, cable & sky points, radiator, open access to rear reception room.



Dining Room 19' 3" x 11' 4" widening to 11' 10" (5.86m x 3.45m) approx

Double glazed windows & French doors to rear leading out to garden patio, oak wood flooring, vertical blinds, coved ceiling, recessed spotlighting & ceiling light, radiator, vertical radiator, built in storage units with glass fronted display cabinets.



Kitchen Breakfast Room 12' 8" x 10' 9" (3.86m x 3.27m) approx

Double glazed window to rear overlooking garden, fitted window blind, double glazed door to side leading out to garden, recessed spotlighting, Nero black granite worksurfaces with matching backsplash, range of white high gloss wall, base & drawer units, wall mounted glass fronted display unit, 1 1/2 bowl stainless steel inset sink units with mixer taps and drainer, countertop lighting, Miele gas hob with chimney style cooker hood above & Miele Steam oven below, built in Miele double oven incorporating grill, Miele microwave oven, Miele coffee maker, integrated Miele dishwasher, space & plumbing for American style fridge/freezer, vertical radiator, power points, smoke detector, porcelain tiled floor, breakfast bar.



Store room into Shower Room 10' 1" x 7' 3" (3.07m x 2.21m) approx

Double glazed door to front, recessed spotlighting, tiled flooring, power points. door to the D/S shower room, tiled walls and flooring, shower cubicle, vanity hand basin with mono bloc tap and storage below and LED mirror above, chrome heated towel rail, extractor fan. Leading to the utility room.



Utility 7' 7" x 5' 1" (2.31m x 1.55m) max approx

Double glazed door to rear leading to the garden, wall mounted Vaillant boiler and pressurized hot water cylinder, plumbed in washing machine, power points, tiled flooring. Door leading to Shower room

First Floor Landing

Double glazed window to side, coved ceiling, doors leading to Bedrooms 2, 3 & 4, door to family bathroom, stairs leading to 2nd floor landing.



Bedroom 2 14' 11" x 10' 6" (4.54m x 3.20m) approx

Double glazed bay window to front with window blinds, coved ceiling, radiator, range of fitted wardrobes with matching overhead storage and bedside cabinets, radiator, power points.



Bedroom 3 12' 0" x 11' 0" (3.65m x 3.35m) approx

Double glazed window to rear with window blind, recessed spotlighting, coved ceiling, radiator, fitted wardrobes to two walls with matching dresser & bedside tables, wall mirror.



Bedroom 4 8' 0" x 8' 0" (2.44m x 2.44m) approx
Double glazed window to front with window blind, coved ceiling, power points, radiator.



Family Bathroom 8' 6" x 6' 3" (2.59m x 1.90m) approx
Double glazed windows to rear & side with obscured glass, fully tiled walls, panel enclosed bath, independent shower above with rainwater shower fitting, handheld attachment and multi jets, glass shower screen, vanity unit with mixer taps & storage below, low level W.C; with concealed cistern, tiled flooring, heated towel rail.



Second Floor Landing
Door leading to the principal Bedroom, double glazed window to side.



Bedroom 1 19' 11" x 11' 1" narrowing to 6' 3" (6.07m x 3.38m) approx
Double glazed window to rear with window blind, Velux roof window to front with Velux window blind, recessed spotlighting, power points, TV point, radiator. access to eaves storage, door to Study/Dressing Room & door to en-suite bathroom.



En-suite Bathroom 6' 10" x 6' 1" (2.08m x 1.85m) approx
Double glazed window to rear with obscured glass, coved ceiling, low level W.C; vanity unit with mixer taps and storage below, panel enclosed bath with mixer taps and spray head, glass shower screen, fully tiled walls, tiled flooring, wall mounted bathroom cabinet, heated towel rail.



Dressing Room or Study 7' 5" x 7' 0" (2.26m x 2.13m)

Velux roof window to front with Velux window blind, range of fitted furniture including desk, wall unit and tall storage unit, radiator, wall light, power points.



Rear Garden 60' 3" x 28' 0" (18.35m x 8.53m)

Large decorative patio area to rear, leading onto the lawn with raised flower & shrub bed to side, external lighting, power points & exterior water tap, gated access and steps down to storage area with large timber shed with power & lighting.



Council Tax Band: E Hertsmere

Parking arrangements: Off street parking/Driveway

Mains Gas: Yes

Mains Electric: Yes

Mains Water/drainage: Yes

Heating Type: Gas central heating

Surface Water Flood Risk: Very Low Risk

Rivers & The Seas Flood Risk: Very Low Risk

(source: Gov.uk)

Broadband Availability: Standard-Superfast & Ultrafast

(Source: Ofcom & BT Broadband Availability Checker)

Mobile Availability: EE Likely-Three Likely-O2

Limited Vodafone Limited

(Source: Ofcom)

Appliances not tested by the agent.

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Viewing strictly by appointment via Hobdays

Telephone: 01707 663330

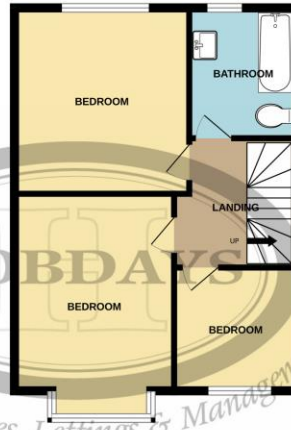
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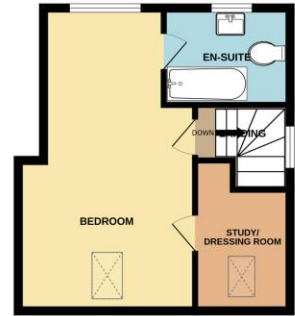
GROUND FLOOR
818 sq.ft. (76.0 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



2ND FLOOR
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA: 1617 sq.ft. (150.3 sq.m.) approx.

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