



Sunnybank Road  
Potters Bar EN6





- A beautifully refurbished three-bedroom semi-detached home. Situated in a sought-after residential location, this stunning three-bedroom semi-detached home has been fully refurbished throughout, offering a perfect blend of modern comfort and stylish living spaces.
- Step inside to a welcoming hallway that leads to a spacious open-plan kitchen and family/dining area, ideal for family gatherings and entertaining. The kitchen is beautifully finished with contemporary fittings and generous work surfaces, flowing seamlessly into the dining room with views over the garden.
- The ground floor also features a bright front-facing bedroom, a convenient guest W.C., and a utility area with direct access to the private garden.
- Upstairs, the first floor comprises two bedrooms and a modern family bathroom, all finished to an exceptional standard.
- Outside, the property boasts a large rear garden, perfect for outdoor relaxation and summer dining. The garage/outbuilding offers fantastic versatility — currently arranged as an office space with additional storage, ideal for home working or hobbies.
- With approximately 1,074 sq ft of internal space (excluding outbuildings) and an additional 247 sq ft garage/office area, this home provides generous and flexible accommodation throughout.





































- The location is known for its leafy streets, community feel, and excellent connections to both London and the Hertfordshire countryside.
- Potters Bar Station (Great Northern line) offers fast and frequent services to London King's Cross in around 20 minutes, making it ideal for commuters. There's also easy access to the M25, A1(M) and A1000, providing smooth routes to surrounding towns and London airports.
- The area is well-served by reputable schools and several highly regarded primary schools.
- Potters Bar High Street and Darkes Lane are nearby, offering a range of shops, cafés, restaurants and everyday conveniences. For leisure, there are parks, gyms, and the nearby Oakmere Park and Furzefield Leisure Centre.
- Residents enjoy a balance of suburban tranquility and urban accessibility. The area offers scenic walking routes, golf courses, and easy access to open countryside, while still being within a short commute to central London.







Approximate Gross Internal Area 1074 sq ft - 100 sq m  
(Excluding Garage/Outbuilding)

Ground Floor Area 665 sq ft – 62 sq m

First Floor Area 409 sq ft – 38 sq m

Garage/Outbuilding Area 247 sq ft – 23 sq m

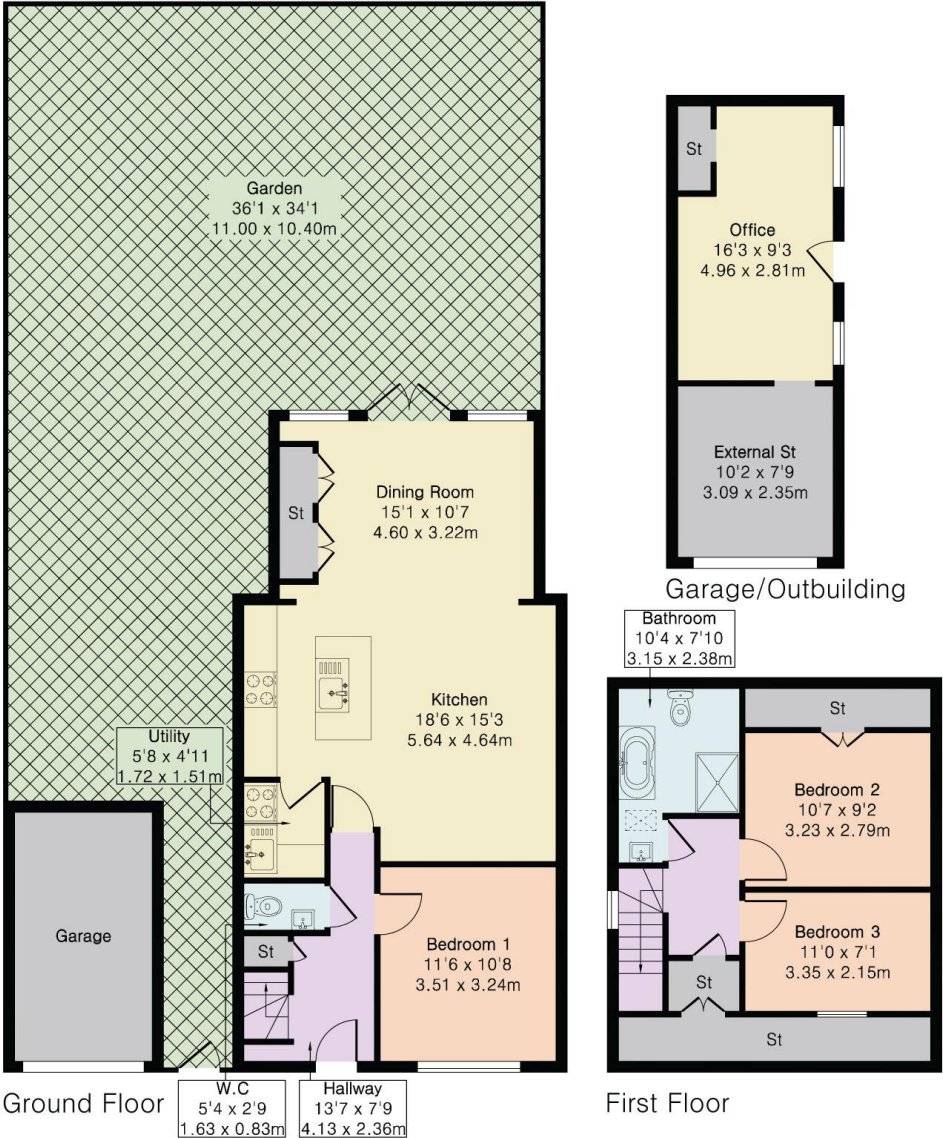


Local Authority:  
Hertsmere  
Council Tax Band: E  
FREEHOLD

EPC to follow



DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.







**Brookmans  
Park Office**

53 Bradmore Green, Brookmans Park, Herts, AL9 7QS

**T: 01707 661144**

E: [brookmans@statons.com](mailto:brookmans@statons.com)

**STATONS**  
[www.statons.com](http://www.statons.com)