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PROPERTY

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**20 Raebarn Gardens, Barnet
London EN5 3DB**

£535,000

OPEN DAY THURSDAY 7TH DECEMBER BY APPOINTMENT ONLY!!!!!! * CHAIN FREE ***** Absolute Property are delighted to offer for sale this two-bedroom semi-detached family home that is situated within a quiet cul de sac located in Arkley. The property is in need of modernisation and comprises a welcoming entrance hall with guest w.c., front reception room and kitchen. Upstairs you will find two generous sized bedrooms and family bathroom. Externally there is a mature rear garden of approx. 142' in length, an attached garage, driveway parking and front garden.



20 Raebarn Gardens, Barnet London EN5 3DB

Location:

Enjoying a semi-rural location yet located on the fringes of Barnet which provides a good range of shopping facilities including the Spires shopping centre and an excellent selection of restaurants. The area has renowned schooling both state and private including Haberdashers' Aske's, Belmont/Mill Hill School, QE Boys and QE Girls. High Barnet tube station (Northern Line) is approximately 2 miles away and New Barnet mainline station is the nearest over ground station. The M25, A1 and M1 are also easily accessible.

Entrance:

Front door opening to

Hallway:

Doors to L shaped lounge/diner, kitchen, guest wc, stairs to first floor landing, under stairs storage, radiator

Lounge/Diner:

Three upvc double glazed windows to front and rear aspect, brick built gas fireplace, two radiators, upvc double glazed single door opening to rear garden

Kitchen:

11'1 x 7'11 (3.38m x 2.41m)

Range of eye and base level units, cooker point, plumbing for washing machine, stainless steel sink drainer unit, side door access, upvc double glazed window to front aspect.

Guest Wc:

Comprising of low flush wc, hand wash basin, upvc double glazed frosted window to side aspect

First Floor Landing:

Upvc double glazed window to side aspect, radiator, doors to bedroom one, bedroom two, family bathroom, loft access, airing cupboard.

Bedroom One:

15'8 x 11'10 (4.78m x 3.61m)

Built in wardrobes, radiator, two upvc double glazed windows to front and rear aspect.

Bedroom Two:

13'3 x 7'10 (4.04m x 2.39m)

Radiator, built in cupboard, upvc double glazed window to rear aspect

Bathroom:

Three piece suite comprising of low flush wc, pedestal hand wash basin, bath with shower attachment, upvc double glazed window to front aspect.

Front Aspect:

Paved pathway leading to front door, rest laid to lawn with shrub borders

Rear Garden:

Mainly laid to lawn with various mature shrub borders and flower beds, side access.

