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Plan produced using PlanIt.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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- References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
- Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
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71 Falkland Road

Barnet EN5 4LQ

£750,000

Freehold

PROPERTY SUMMARY

Situated in this highly sought after residential turning at the bottom of a cul de sac and within close proximity to The Spires shopping center,, outstanding schools such as Folds and Christchurch with High Barnet Underground Station within easy access Hamilton Chase are delighted to offer for sale this most attractive character three double bedroom mid terraced house arranged over three floors. The property itself is offered in excellent condition and offers the following features, three double bedrooms, two open plan receptions, fully fitted kitchen, two bathrooms, double glazed windows, gas central heating, private 25 ft rear garden, an internal viewing is most highly recommended.

ACCOMMODATION

SOLID FRONT DOOR

RECEPTION 1 17' 9" x 11' 11" (5.41m x 3.63m)

Two double glazed windows to front aspect, wood flooring, power points, spot lights, tv and telephone point, radiator, fitted shelving, understairs storage cupboard, open plan to reception 2.

RECEPTION 2 11' 11" x 10' 7" (3.63m x 3.22m)

Wood flooring, radiator, power points, spot lights, step leading up to Kitchen.

KITCHEN 11' 11" x 9' 5" (3.63m x 2.87m)

Attractive range of fitted wall and base units with ample worksurfaces, glass splash backs to walls, power points, built in fridge/freezer, built in dishwasher, island with built in electric hob and oven, wood flooring, radiator, spot lights, skylight, double glazed window to rear aspect, double glazed french doors to rear garden.

FIRST FLOOR LANDING

Fitted carpet, radiator, power points, spot lights.

BEDROOM 1 11' 9" x 10' 4" (3.58m x 3.15m)

Two double glazed windows to front aspect, fitted carpet, radiator, spot lights, floor to ceiling fitted wardrobes, radiator.

BEDROOM 2 10' 8" x 8' 11" (3.25m x 2.72m)



Double glazed window to rear aspect, fitted carpet, radiator, power points, spot lights, tv power point.

FAMILY BATHROOM 9' 4" x 6' 9" (2.84m x 2.06m)

Walk in double shower with sliding door, low level wc, large wash/hand basin with drawer underneath, spot lights, tiled flooring and walls, fitted cupboard housing gas central heating boiler, double glazed window to rear aspect.

SECOND FLOOR LANDING

Fitted Carpet, sky light.

BEDROOM 3 11' 8" x 10' 0" (3.55m x 3.05m)

Fitted carpet, power points, tv and telephone point, radiator, spot lights, floor to ceiling fitted wardrobes, fitted shelving, double glazed window to rear aspect, double glazed french doors leading to a juliet balcony.

EN-SUITE 11' 10" x 8' 11" (3.60m x 2.72m)

Restricted head height, Shower cubicle, low level wc, extractor fan, wash/hand basin with drawer underneath, tiled flooring, eves storage cupboard, two skylights, glass doors to utility area, power points, plumbing for washing machine and tumble dryer.

REAR GARDEN 25' 4" x 11' 11" (7.72m x 3.63m)

Attractive private rear garden, paved flooring, garden shed, outside water tap.



