



VERNON CRESCENT, EAST BARNET/COCKFOSTERS BDRS, EN4

An Opportunity to Purchase a 2 DOUBLE BEDROOM DOUBLE GLAZED FIRST FLOOR MAISONETTE WITH OWN GARDEN, GOOD SIZED RECEPTION ROOM, FITTED KITCHEN & BATHROOM, SITUATED IN A RESIDENTIAL TURNING OFF MANSFIELD AVENUE.

The Property is Within Walking Distance of Cat Hill for Bus Routes, is Also Accessible to Cockfosters for Local Shops, Restaurants & Cockfosters Tube Station (Picc. Line) as well as East Barnet & Oak Hill Park. Also in the Catchment for Good Local Schools of All Ages, Including East Barnet Secondary School & Danegrove Junior School.



ACCOMMODATION

* ENTRANCE HALL * SPACIOUS RECEPTION ROOM WITH FEATURE FIREPLACE * FITTED KITCHEN/DINER * 2 DOUBLE BEDROOMS - BOTH WITH FITTED WARDROBES/CUPBOARDS * BATHROOM * OWN REAR GARDEN *

* GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING, LOFT *

PRICE: £400,000 LEASEHOLD

**RECEPTION ROOM: PIC. 1 17' x 10'10" widening to 12'6" (5.18m x 3.30m widening to 3.81m)
Spacious Reception Room with Double Glazed Window to Rear, Wooden Fireplace with Brick Inset, Double Radiator, Cornicing. Arch to Fitted Kitchen. Door to Hallway.**



RECEPTION ROOM: PIC. 2



WOODEN FEATURE FIREPLACE:
Closer View of Wooden Fireplace with Brick Inset & Hearth.



OUTLOOK FROM RECEPTION ROOM:
Pleasant Outlook Over Gardens. Own Garden is Beyond the one on the Right.



FITTED KITCHEN/DINER: 10'8 x 10'6 (3.25m x 3.20m)

Fitted on 3 Sides, with Modern Floor & Wall Units, Breakfast Bar, Single Drainer Stainless Steel Sink Unit with Mixer Taps, Ceramic Hob with Built Under Oven, Vinyl Flooring. Double Aspect with 2 x Double Glazed Windows to Side & Rear. Door to Hallway.



BEDROOM 1: 13'6 x 9'1 (4.11m x 2.77m)

Fitted Wardrobes, Radiator, Double Glazed Window to Front.



BEDROOM 2: 12'1 x 9' (3.68m x 2.74m)
Good Sized 2nd Bedroom with Fitted Cupboard, Double Glazed Window to Front, Radiator.



FULLY TILED BATHROOM:
White Bathroom Suite. Double Glazed Window to Side.



OWN REAR GARDEN:
Mainly Laid to Lawn. Quite Private. Approached via Steps to Side of the Property.



CLOSER PICTURE OF FRONTAGE:
In an Elevated Position and Approached via Steps.



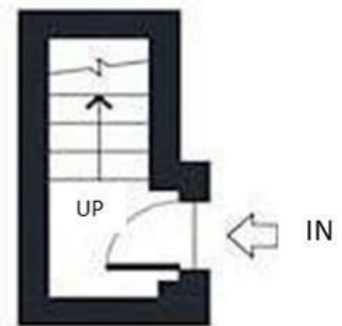
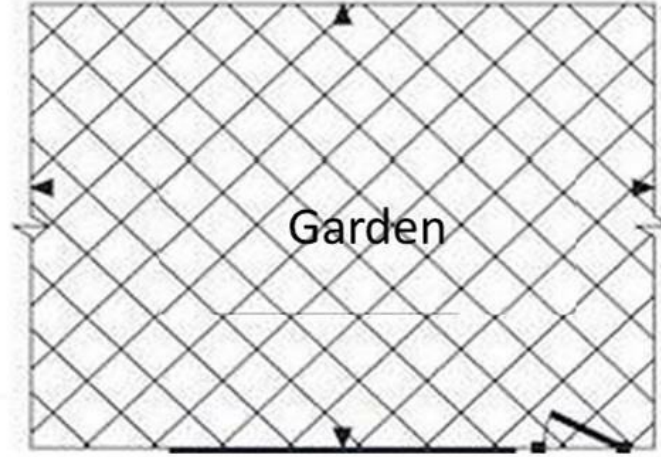
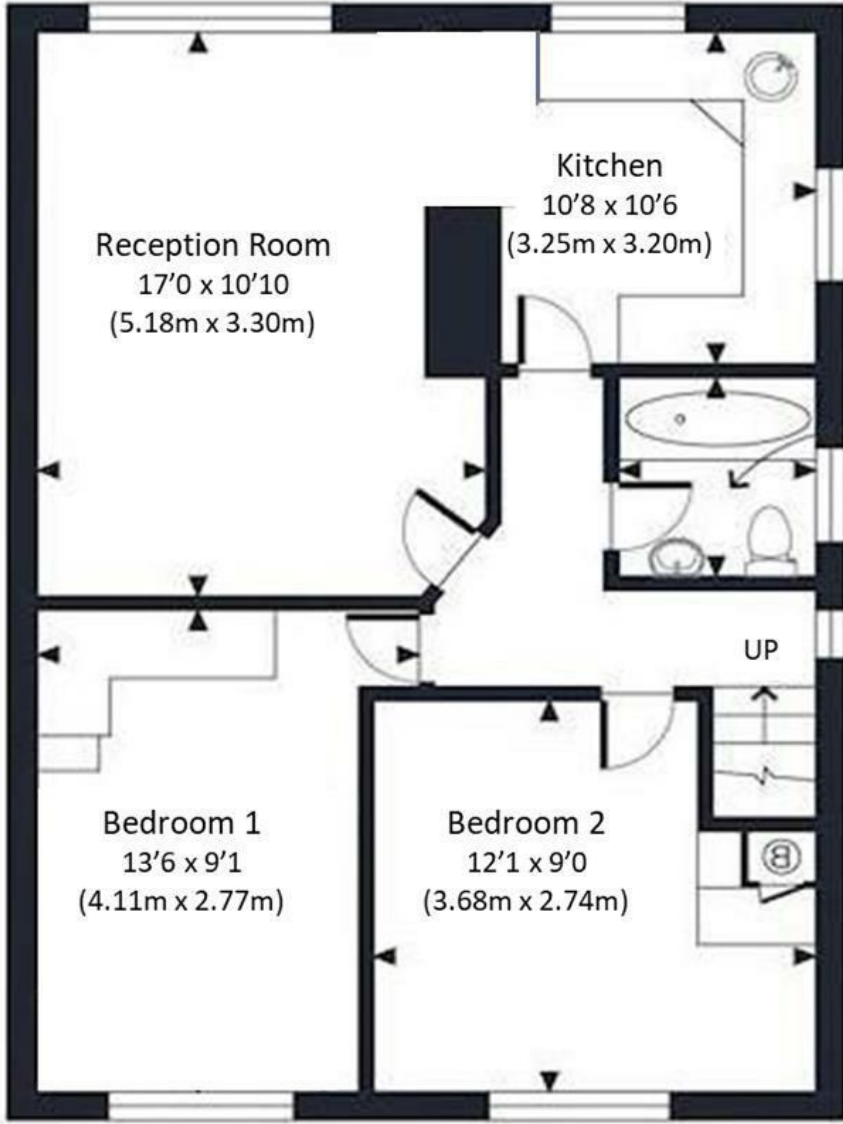
FRONT DOOR



Vernon Crescent, East Barnet, EN4

Approximate internal area 678sqft (63sqm)

All measurements are approximate and are for illustrative purposes only



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
92 plus A	
81-91 B	
69-80 C	
55-68 D	
39-54 E	
21-38 F	
1-20 G	
Not energy efficient - higher running costs	
63	67
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
92 plus A	
81-91 B	
69-80 C	
55-68 D	
39-54 E	
21-38 F	
1-20 G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. 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 purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.