



CHESTNUT GROVE, EAST BARNET, EN4

Welcome to this charming mid terraced house located in the sought-after Chestnut Grove, East Barnet. This property boasts a through lounge and an extended fitted kitchen with large granite breakfast bar. It has been considerably and tastefully improved and upgraded by the current vendors and provides a very comfortable family home. There are four bedrooms and two modern bathrooms, there is ample space for everyone in the household.

The well-maintained rear garden is a secluded with an established brick wall to rear, there are 3 paved patio areas and lawn, ideal for enjoying a morning coffee or hosting summer barbecues with friends and family.

Situated in a residential turning, this property offers a peaceful retreat while being within walking distance of all amenities. Additionally, the paved off-street parking to the front ensures convenience for you and your guests. It is also in the catchment for good local schools for all ages.

Don't miss the opportunity to make this house your home and enjoy the best of both worlds - a tranquil setting with easy access to everything you need. Contact us today to arrange a viewing and experience the charm of Chestnut Grove living.



ACCOMMODATION

* ENTRANCE HALL * THROUGH LOUNGE WITH FOLDING DOUBLE GLAZED SLIDING DOORS TO PATIO & GARDEN AND IS SEMI-OPEN PLAN & WELL FITTED KITCHEN/DINER WITH GRANITE WORKTOPS & INTEGRATED APPLIANCES * 4 BEDROOMS & 2 MODERN BATHROOMS - 1 IS EN SUITE * SECLUDED REAR GARDEN WITH LAWN & 2 PATIO AREAS * PAVED OFF STREET PARKING TO FRONT *

* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING *

PRICE: £665,000 FREEHOLD

ENTRANCE HALL:

Part Glazed Front Door & Double Glazed Side Window, Wood Flooring, Double Radiator, Spotlights.



THROUGH LOUNGE: PIC. 1 23'04 x 11'7 widening to 17'3 (7.11m x 3.53m widening to 5.26m)

Double Glazed Semi Square Bay Wide Window to Front, Adam Style Fireplace with Cast Iron Log Burner, Vertical Radiator. Double Glazed Folding Doors to Patio & Rear Garden.



THROUGH LOUNGE: PIC. 2
Different Aspect Facing the Front.



LOUNGE AREA:
Spacious Reception Room to Front.



FITTED KITCHEN/DINER:

Showing the Full Width and Open Planned Area. Large Breakfast Bar with Granite Tops Acting as a Divider Between the Fitted Kitchen and Dining Area.



FITTED KITCHEN AREA: 15'3 x 8' (4.65m x 2.44m)

Fitted Floor & Wall Units, Granite Worktops, Inset Sink with Mixer Taps, Gas Hob and built Under Over, Extractor Above, 1.5 Bowl Inset Sink with Mixer Taps, Double Glazed Window to Side and Double Glazed Door to Garden. Space and Plumbing for American Style Fridge/Freezer.



BEDROOM 1: 14'3 x 10'6 (4.34m x 3.20m)

Double Glazed Window to Rear, Double Glazed Velux Window, New Style Radiator. Fitted Cupboards & Drawers. Door to:



EN SUITE SHOWER ROOM: 6'7' x 4' (2.01m' x 1.22m)

Walk in Shower with Mixer Tap, Hand Shower & Rain Shower, Sliding Glass Door, Low Flush WC., Wash Hand Basin with Cupboard Beneath, Chrome Heated Towel Rail, Fully Tiled Walls, Double Glazed Frosted Window.



BEDROOM 2: 12'5" x 10'0" (3.81m x 3.05m)

Semi Double Glazed Wide Square Bay Window to Front, Fitted Wardrobes and Shelves, New Style Radiator.



BEDROOM 3: 11'2 x 10' (3.40m x 3.05m)

Double Glazed Window to Rear Overlooking Garden, Fitted Wardrobes, New Style Radiator.



BEDROOM 4: 6'6 x 6'2 (1.98m x 1.88m)
Double Glazed Window to Front, New Style Radiator.



FAMILY BATHROOM: 6'9 x 5'7 (2.06m x 1.70m)
Modern White Suite. Panelled Bath with Mixer Taps, Wash Hand Basin with Mixer Taps, Low Flush WC. Double Glazed Window, Spotlights.



REAR GARDEN:: PIC. 1

Mainly Laid to Lawn, plus 3 Separate Paved Patio Areas. Walled Garden to Rear and Reasonably Secluded.



**REAR GARDEN: PIC. 2
Showing Full Length.**



REAR ELEVATION OF PROPERTY:



2 X PAVED PATIO AREAS TO REAR:



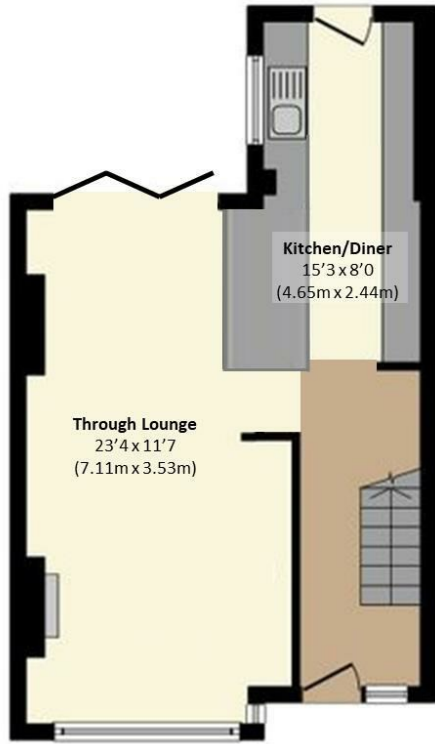
PAVED OFF STREET PARKING TO FRONT:



FURTHER PAVED PATIO AREA:

This Area is Just Outside the Dining Area, Accessed Via Double Glazed Folding Doors, Bringing the Outside in and an Extended Area for Entertaining.



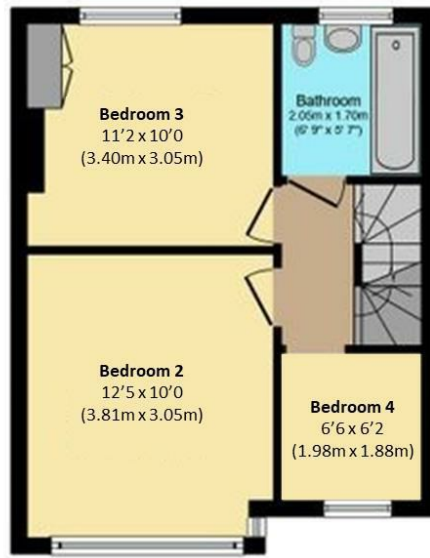


Ground Floor

Chestnut Grove, East Barnet, EN4

Approximate area: 1023sqft (95sqm)

All measurements are approximate and are for illustrative purposes only.



First Floor



Second Floor

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	75
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
41	
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.