



SILVERCLIFFE GARDENS, NEW BARNET, EN4

Nestled in the serene Silvercliffe Gardens of New Barnet, this charming 1967-built bungalow offers a delightful retreat for those seeking peace and tranquillity. Boasting 2 double bedrooms, this detached property features an attached garage with parking to the front. It is possible to increase the parking to the front garden, which is currently laid to lawn.

Step inside to discover a pleasant 'L' shaped Lounge/Diner with fireplace, a Fitted Kitchen, and a Bathroom/WC, all thoughtfully designed to cater to your everyday needs.

The rear garden has a sunny aspect and enjoys a large paved patio plus area laid to lawn, as well as many mature trees and shrubs, which could be trimmed back to create a large lawn if preferred. One of the extra features of this bungalow is the very useful and large insulated and boarded loft, accessible via a ladder from the hallway, suitable for hobbies, or for providing plenty of extra storage.

With the potential to convert the garage into an extra bedroom or reception room, this property offers versatility and room for growth. Situated in a quiet cul-de-sac surrounded by similar properties, this home provides a peaceful environment while still being within easy reach of Cockfosters, East Barnet, and New Barnet amenities.

Although some decorating is required to make this property truly shine, the opportunity to make it your own is an exciting prospect. Offered Chain Free, this bungalow is ready to welcome new owners who appreciate the charm and potential it holds. Would suit those downsizing, or a young family. Viewings recommended.



ACCOMMODATION

- * ENTRANCE HALL * 'L' SHAPED LOUNGE/DINER * FITTED KITCHEN * 2 DOUBLE BEDROOMS *
- MODERN BATHROOM * USEFUL LOFT SPACE * ATTACHED BRICK BUILT GARAGE WITH OWN DRIVE - COULD BE CONVERTED - SUBJECT TO USUAL CONSENTS * OFF STREET PARKING *
- SECLUDED REAR GARDEN * FRONT GARDEN WITH LAWN *
- * SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING *

PRICE: £670,000 FREEHOLD

**L-SHAPED HALL 12'0 x 7'10 at max (3.66m x 2.39m at max)
Georgian Fanlight Door, Airing/Storage Cupboard, Doors to All Rooms, Large Access to Loft with a Pull-Down
Ladder.**



**L-SHAPED RECEPTION ROOM: PIC. 1 22'0" (reducing to 10'11") x 18'8" into alcove (6.71m (reducing to 3.33m) x
5.69m into alcove)**

**Fireplace with Wooden Surround, Marble Inset and Hearth, Gas Log Fire, Wall Light Points, 2 x Double Radiators,
Cornicing, 2 Double Glazed Windows Overlooking Rear Garden and Double Glazed Door to Patio and Garden.**



'L' SHAPED RECEPTION ROOM: PIC. 2
Different Aspect, Also Showing Dining Area and Door to Fitted Kitchen. Alcove with shelves.



'L' SHAPED RECEPITON ROOM: PIC. 3
Different Aspect as you Enter the Reception Room, Also Showing the Fireplace.



REAR SECTION OF 'L' SHAPED RECEPTION ROOM:

The 2 x Large Double Glazed Windows and Double Glazed Door Create an Attractive Outlook Onto the Rear Garden and Bring in Plenty of Light.



FITTED KITCHEN: 11'4 x 7'2 (3.45m x 2.18m)

Ample Floor & Wall Units, 1.5 Bowl Inset Stainless Steel Sink with Mixer Taps and Drainer, Ceramic Hob with Built Under Grill and Oven, Extractor Over, Ample Worktop Space. Double Glazed Window to Side with Roller Blind, Glazed Doors to both Hallway and Dining Area of the 'L' Shaped Lounge. Vinyl Flooring, Half Tiled, Double Radiator, Spotlight. Space and Plumbing for Washing Machine.



BEDROOM 1: 14'2 x 10'11 (4.32m x 3.33m)

Double Glazed Window to Front with Open Outlook, Roller Blind, Fitted Wardrobes, Cornicing, Wall Light Points, Radiator.



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

Fitted Wardrobe with Double Bed Recess, Cupboards Above, Double Glazed Window to Front, Roller Blind, Radiator.



BATHROOM/WC: 8'8 x 7'4 (2.64m x 2.24m)

Fully Tiled to Bath & Sink Area, Panelled Bath with Mixer Taps & Shower Attachment, Inset Wash Hand Basin with Hot & Cold Water Taps, Cupboards Beneath, Archway to Low Flush, 2 x Double Glazed Frosted Windows, Double Radiator.



USEFUL LOFTSPACE: 35'0 x 11'4 (10.67m x 3.45m)

Accessible via a pull loft ladder and is full insulated and boarded, with lighting and electricity. It has a low ceiling height and is under the eaves, but is an ideal space for storage OR to be used as a hobby room.



REAR GARDEN: PIC. 1 approximately 42'0 x 34'0 (approximately 12.80m x 10.36m)
A Sunny Aspect and Secluded Rear Garden with Mature Trees & Shrubs, Large Paved Patio Area.



REAR GARDEN: PIC. 2
Further Aspect of Rear Garden. It is Possible to Prune Some of the Shrubs to Create a Larger Area of Lawn.



REAR ELEVATION OF PROPERTY: PIC. 1



REAR ELEVATION OF PROPERTY: PIC. 2



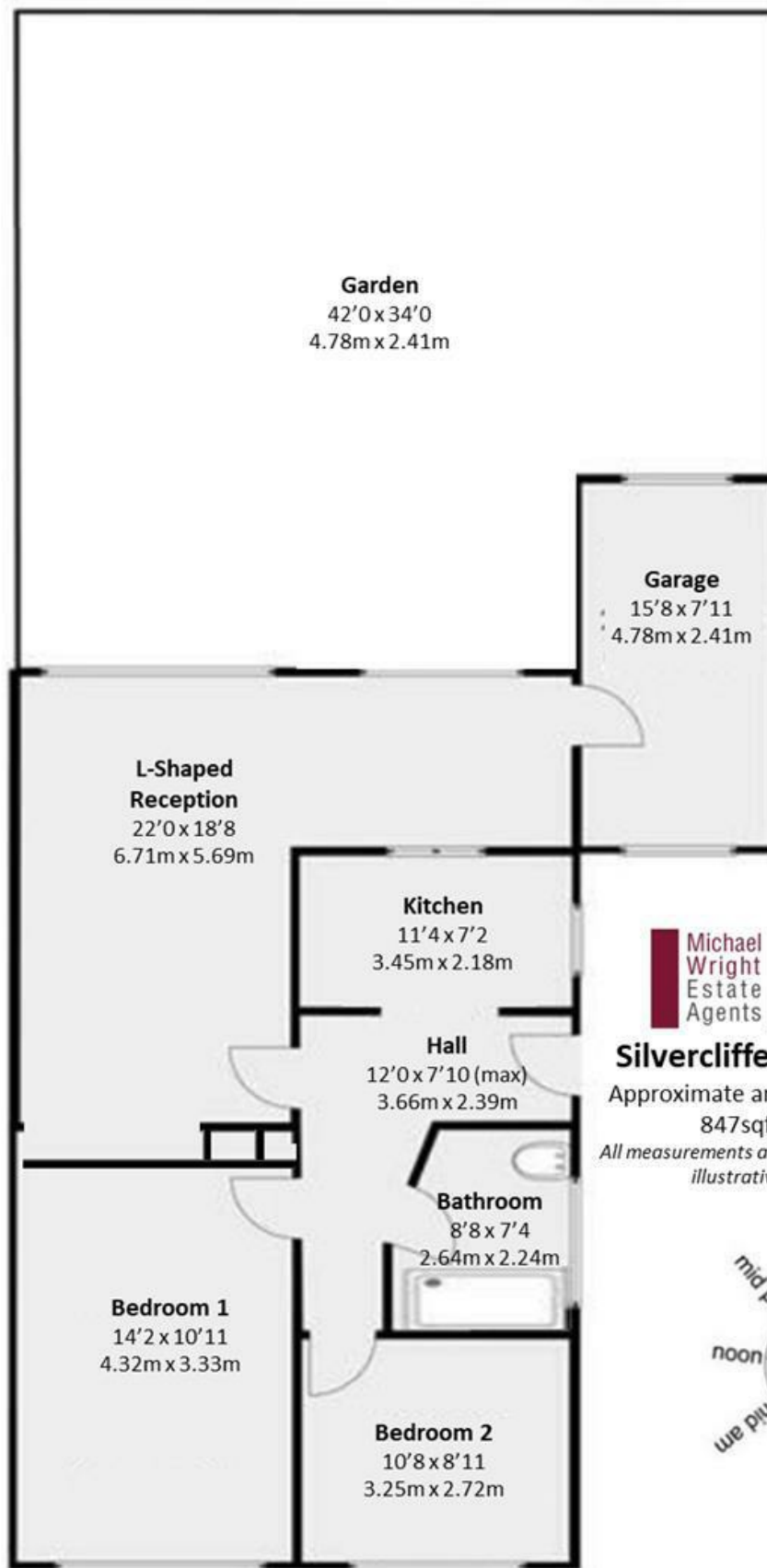
GARAGE WITH OWN DRIVE & OFF STREET PARKING 15'8 x 7'11 (4.78m x 2.41m)
Garage with Up & Over Door, Window to Rear and Part Glazed Door to Paved Patio Area. Housing for the Central Heating Boiler and Gas & Electric Meters.
Note: The Bungalow is Detached, but the Garage with Own Drive is Attached to the Neighbouring Garage.

FRONT GARDEN:
Laid to Lawn with Railings to Front. Could Provide an Extra Parking Area.



OPEN OUTLOOK TO FRONT:





Silvercliffe Gardens, EN4

Approximate area (including garage)
847sqft (78.7 sqm)

All measurements are approximate and are for illustrative purposes only



Energy Efficiency Rating	
Current	Potential
62	83

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

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ 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 CO₂ emissions

England & Wales 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.