



Gallants Farm Road
East Barnet, Barnet, EN4 8EP
Guide Price £845,000

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Within close proximity to OAK HILL PARK and conveniently located for highly regarded GOOD & OUTSTANDING SCHOOLS, local shops and cafes, this beautifully presented & extended BAY FRONTED SEMI DETACHED house offers the IDEAL FAMILY HOME.

Situated on a POPULAR RESIDENTIAL ROAD, the property offers bright and spacious, well planned accommodation throughout and comprises welcoming entrance hall, LARGE RECEPTION, fully fitted KITCHEN/BREAKFAST ROOM opening onto peaceful private rear garden, GUEST CLOAKROOM, cupboard/UTILITY AREA, FOUR BEDROOMS and NEWLY REFURBISHED FAMILY BATHROOM, including both BATH & SEPARATE SHOWER.

The property benefits further from a GARAGE, covered storage area and EXTENSIVE DRIVEWAY for numerous vehicles.

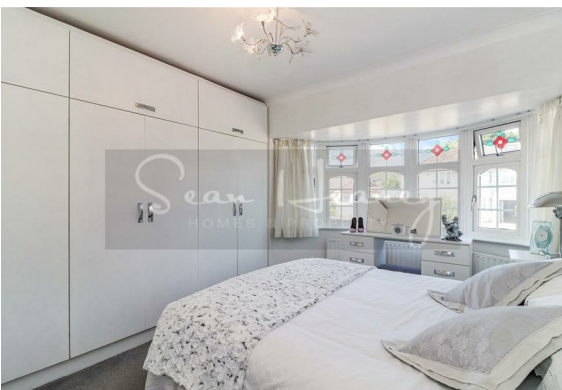
Located for easy reach to transport links including OAKLEIGH PARK STATION, giving direct access to KINGS CROSS & MOORGATE.

VIEWING IS STRONGLY ADVISED.

EPC : D

BARNET COUNCIL TAX BAND : F

TENURE : FREEHOLD





GROUND FLOOR

HALLWAY

RECEPTION ROOM
23'5" x 10'6" (7.16 x 3.22)

KITCHEN/DINING ROOM
16'7" x 12'1" (5.08 x 3.70)

UTILITY ROOM
6'8" x 3'8" (2.05 x 1.14)

GUEST WC

FIRST FLOOR

LANDING

BEDROOM 1
12'5" x 11'1" (3.81 x 3.40)

BEDROOM 2
15'8" x 7'5" (4.80 x 2.28)

BEDROOM 3
11'8" x 10'8" (3.58 x 3.27)

BEDROOM 4
7'7" x 6'4" (2.33 x 1.95)

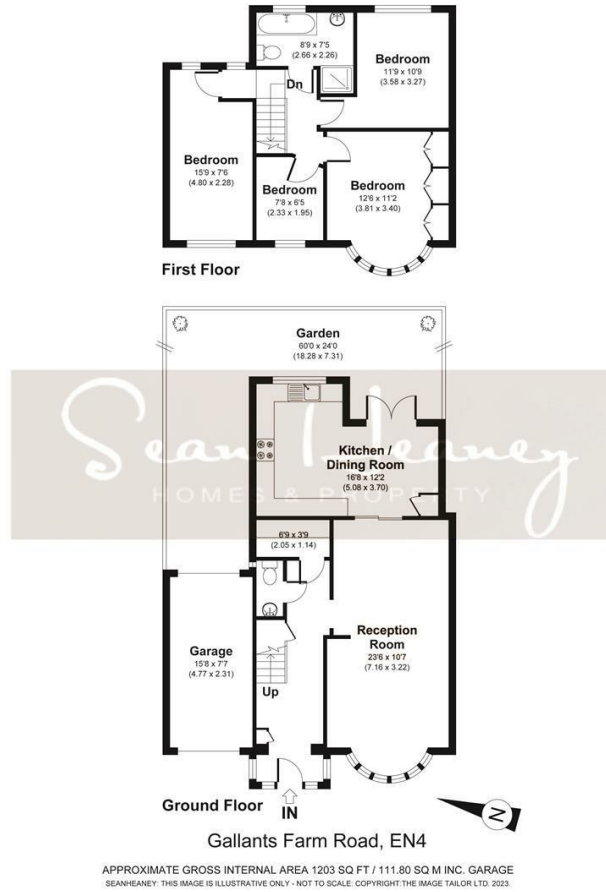
FAMILY BATHROOM
8'8" x 7'4" (2.66 x 2.26)

GARAGE
15'7" x 7'6" (4.77 x 2.31)

GARDEN
59'11" x 23'11" (18.28 x 7.31)



Floor Plan

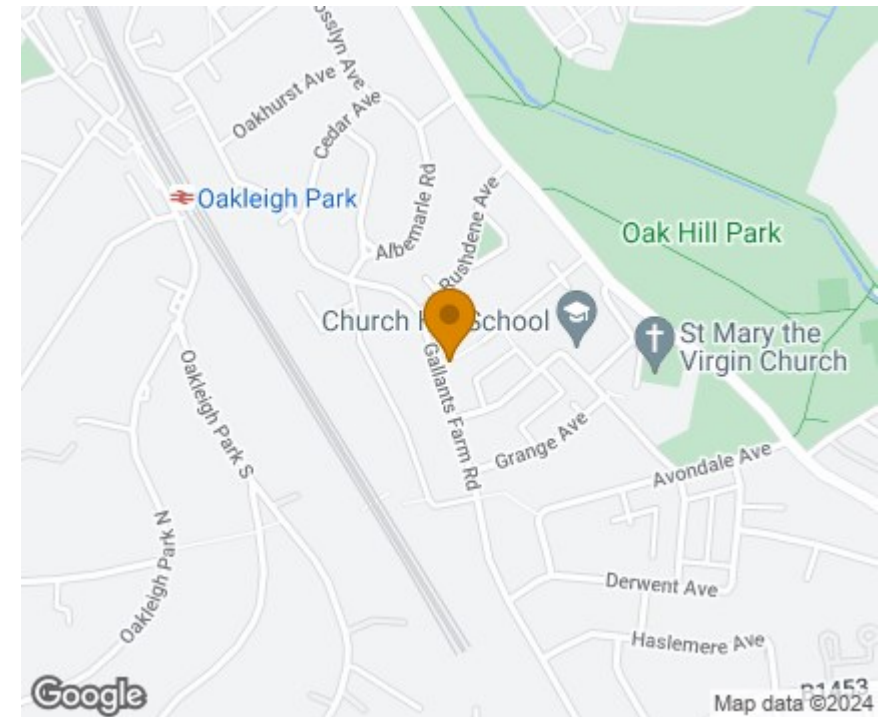


Viewing

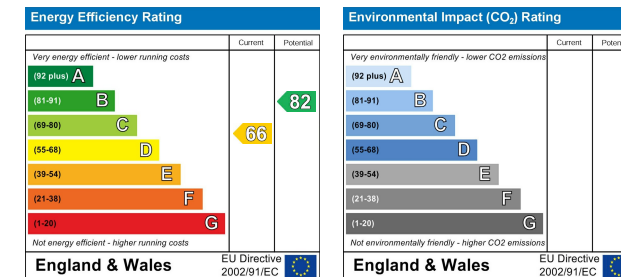
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

1. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
2. 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.
3. 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.
4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
5. Floor plans remain copyright of Sean Heaney Estate Agents and are not to be copied in part or full without written consent, are provided for illustrative purposes only and are not to scale.

Area Map



Energy Efficiency Graph



Highstone House, 165 High Street, Barnet, Hertfordshire, EN5 5SU

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