



BRITISH
PROPERTY
AWARDS

2021
2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN BARNET



4

Bedrooms



2

Bathrooms



Extended 4 Double Bedroom Semi-Detached house set in QUIET LOCATION & short walk to OAKWOOD Tube Station. Offering 2 Bathrooms, 3 W/C\'s, Study/5th Bedroom, SPACIOUS KITCHEN DINER, Off Street Parking & backing onto fields. OFFERED CHAIN FREE.

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ENTRANCE HALL: 13' 04" x 5' 04" (4.06m x 1.63m)

Double glazed front door, laminated flooring, radiator, spotlights, coving to ceiling, and an under-stairs storage cupboard.

THROUGH-LOUNGE: 28' 02" x 11' 02" (8.59m x 3.40m)

28'02" x 11'02" > 10'08" Bay double-glazed window to front aspect, double-glazed doors to garden, carpet, coving to ceiling, radiators x 2, feature fireplaces x 2.

KITCHEN - DINER: 15' 03" x 16' 09" (4.65m x 5.11m)

Double-glazed window to the rear aspect, wall- and floor-standing kitchen units, tiled flooring, radiator, electric cooker, extractor, dishwasher, stainless steel sink drainer with mixer tap, spotlights, kitchen island with storage cupboards. Incorporating... WATER CLOSET, UTILITY ROOM: Plumbed washing machine, gas central heating boiler, sink drainer with mixer tap in vanity unit, tiled flooring, tiled walls, extractor, spot lights, low-level flush water closet.

STUDY - GROUND FLOOR 5th BEDROOM: 17' 02" x 9' 09" (5.23m x 2.97m)

Bay double-glazed window to front aspect, laminated flooring, fitted wardrobes, radiator, spot lights.

LANDING: 8' 00" x 6' 00" (2.44m x 1.83m)

Double-glazed window to side aspect, carpet, spotlights.

BATHROOM: 7' 00" x 9' 00" (2.13m x 2.74m)

Double-glazed window to side aspect, tiled walls, tiled flooring, wash hand basin with mixer tap in vanity unit, spotlights, shower cubicle, panel bath with mixer tap and shower attachment, low-level flush water closet, heated towel rail, fitted mirror.

REAR BEDROOM: 13' 01" x 10' 08" (3.99m x 3.25m)

Bay double-glazed window to rear aspect, radiator, wooden flooring, spot lights, fitted wardrobes.

FRONT BEDROOM: 14' 10" x 10' 07" (4.52m x 3.23m)

14'10" into bay x 10'07" Bay double-glazed window to front aspect, carpet, radiator, spot lights, fitted wardrobes.

FRONT BEDROOM: 14' 00" x 7' 04" (4.27m x 2.24m)

14'00" x 7'04" < 9'03" Double-glazed window to front aspect, x 2 carpet, radiator, spot lights, fitted wardrobes.

LOFT LANDING 7' 00" x 3' 05" (2.13m x 1.04m)

Double-glazed window to side aspect, carpet, spotlights.

LOFT BEDROOM: 15' 08" x 10' 02" (4.78m x 3.10m)

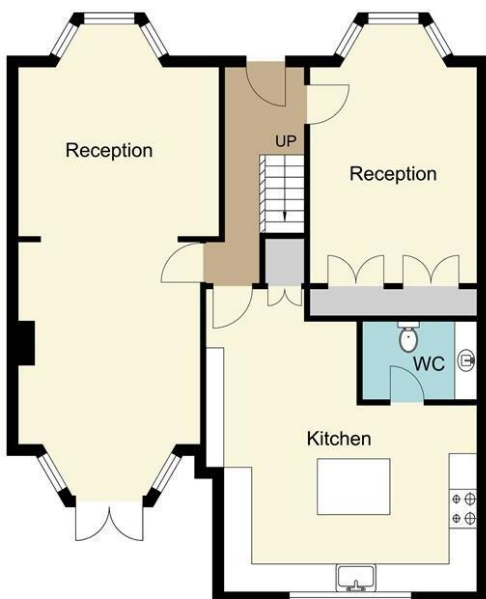
15'08" into eaves x 10'02" < 12'04" Double-glazed window to rear aspect, velux window to front aspect, carpet, spot lights, radiator.

EN-SUITE: 5' 06" x 4' 02" (1.68m x 1.27m)

Double-glazed window to rear aspect, wash hand basin with mixer tap in vanity unit, shower cubicle, low-level flush water closet, tiled walls, tiled flooring, heated towel rail, extractor, spot lights.

REAR GARDEN: 70' 00" x 28' 00" (21.34m x 8.53m)

Patio area, artificial grass, garden shed.



Ground Floor
Approximate Floor Area
769.51 sq. ft.
(71.49 sq. m)



First Floor
Approximate Floor Area
538.08 sq. ft.
(49.99 sq. m)



Second Floor
Approximate Floor Area
372.00 sq. ft.
(34.56 sq. m)

TOTAL APPROX FLOOR AREA 1679.60 SQ. FT. (AREA 156.04 SQ. M)

Measurements are approximate. Not to scale. Illustrative purposes only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Lowther Drive, Oakwood EN2

