



26 ELMBANK AVENUE, BARNET EN5 3DS

Offers In Excess Of £760,000 | Freehold

ANDREW WARD EST. 1988  
ESTATE AGENTS





## Property Overview

Introducing this spacious four bedroom (three doubles) two bathroom (one en-suite) semi-detached family home situated on the boundary of High Barnet and Arkley. The property has been superbly maintained over the years. Ground floor comprises of a cosy front room featuring double doors which leads to the dining room. Adjacent is a great sized kitchen with granite tops, behind you will find the sun room which overlooks landscaped garden which is the owners favorite place to sit.

First and second floors consists of four bedrooms (three generous doubles/one single) and two bathrooms (one en suite)

There is also potential to build a two storey side extension over the garage subject to planning permission (STPP)





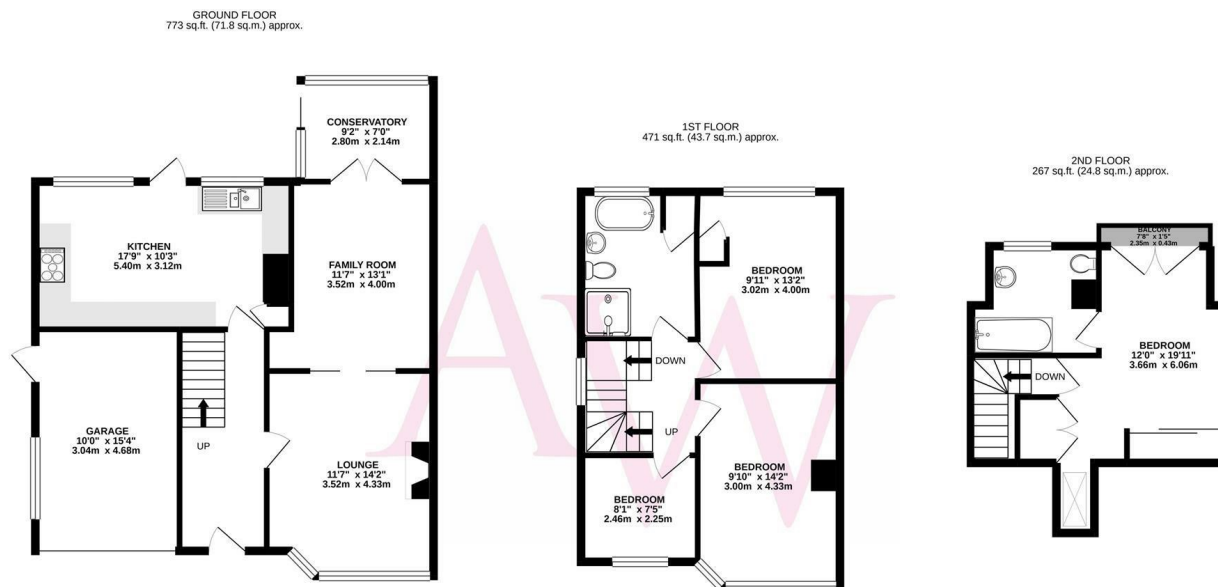


## Property Features

- FRONT ROOM 14 x 11'6
- DINING ROOM 17'6 x 9'5
- KITCHEN 17'6 x 9'5
- CONSERVATORY 7'2 x 9'3
- OFF STREET PARKING
- BEDROOM 1 10'2 x 14'1
- BEDROOM 2 13'0 x 10'4
- BEDROOM 3 9'1 x 10'10
- BEDROOM 4 7'9 X 7'3
- GARAGE

## Agents Notes

Further benefits include off street parking for two cars, single garage to the side of property. Major road access is excellent with the M25 and A1(M) motorways being a short distance away. The property is also well served with a number of highly regarded local schools for all ages.



**TOTAL FLOOR AREA : 1511 sq.ft. (140.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Contact us

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## Our Offices

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