



ANDREW WARD

35 Bradmore Green, Brookmans Park AL9 7QR 149 High Street, Potters Bar EU6 5BB

Email: brookmanspark@andrewward.co.uk

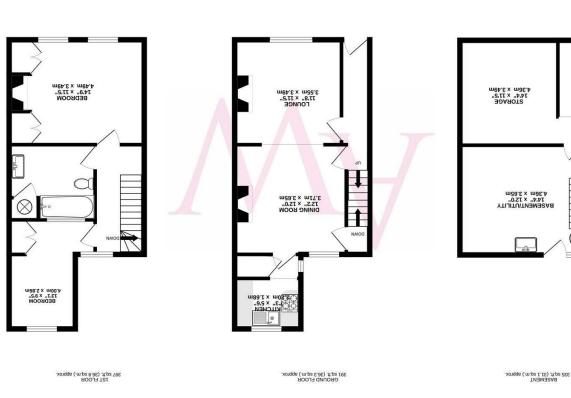
7el: 01707 649779

**BROOKMANS PARK** 

Email: pottersbar@andrewward.co.uk

Tel: 01707 657181

**POTTERS BAR** 



Whilst every attempt has been made to ensure the accur of doors, windows, rooms and any other items are appre-omission or mis-statement. This plan is for illustrative iqqs (.m.pz 4.401) .fl.pz £211 : A∃AA AOOJA JATOT

Email: barnet@andrewward.co.uk

BARNET

175 High Street, Barnet EN5 5SU

**Tel: 020 8441 6000**

**Our Offices** 

## Su forfact us

ŧ

B

020 8441 6000 | barnet@andrewward.co.uk 175 High Street, Barnet, Herts, EN5 5SU

#### www.andrewward.co.uk

employee of Andrew Ward Estate Agents has the authority to make or give any representation or warranty in respect of the property. other must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are given as approximate, no survey or testing of appliances has been carried out. No Disclaimer: "These property particulars, including floor plans, are set out as a general outline only for guidance and DO NOT constitute any part of an offer or contract. Any purchaser or

All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

# 137 WOOD STREET, BARNET EN5 4BY

Offers In Excess Of £500,000 | Freehold









### **Property Overview**

\*\*THIS PROPERTY WILL BE SOLD BY AUCTION ON THE 14TH MAY IN PARTNERSHIP WITH UNDER THE HAMMER\* Introducing this rarely available, Victorian two bedroom semi detached home in the highly sought after Wood Street which is a stones throw from Banet general hospital and Ravenscroft park, plus within a four minute walk of all of the amenities of High Barnet high street The property requires modernization throughout but has bundles of potential to be be made into someone's ideal home. The property is arranged over three levels and comprises of two bedrooms to first floor, a family bathroom, 24ft through reception, a kitchen on ground floor, large basement on lower ground that has direct access to the 100ft south facing landscaped rear garden. There is potential to extend subject to planning permission to do an two storey rear extension. The property is being offered for sale chain free.









## **Property Features**

- LIVING ROOM- 11'8 X 11'4
- DINING ROOM- 12'2 X 12'3
- KITCHEN- 7'2 X 6'2
- CHAIN FREE

- BEDROOM 1- 13'11 X 11'7
- BEDROOM 2- 12'11 X 7'3
- 100 ft SOUTH FACING GARDEN
- EXCELLENT LOCATION

#### **Agents Notes**

Further benefits include a front garden, The property is within distance of The Spires where you can find ample shops, restaurants, boutiques and coffee shops. High Barnet Underground (Northern Line) is a short distance away with access into London.