



## Gallants Farm Road, East Barnet

Available

£700,000 (Freehold)







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**Welcome to this charming property located on Gallants Farm Road in the desirable area of East Barnet. With four bedrooms this property is perfect for a growing family!**

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Baker and Chase are delighted to offer this extended 4 bedroom, semi-detached house, with garage and ample off street parking. Being offered chain free, this family home has been loved and enjoyed for the past 24 years by the current owners.

Retaining outstanding potential to extend further and modernise, this house that was built in 1936 begins with a spacious driveway, comfortably able to accommodate 2 vehicles. There is also a garage and gated side access.

Once inside via the front porch, there is a bright, welcoming hallway, with access to a very generous through lounge, benefitting from a 6 paneled double glazed window to the front. To the rear of the house, there is an extended kitchen/diner, providing an excellent social space and overlooks the stunning, manicured gardens. This family home benefits from the 'must have' of a downstairs guest W/C.

Upon ascending the to the first floor, the staircase breaks away in both directions, offering choices of which side of the property to you would like to look at first. The upstairs presents 4 bedrooms and a fully tiled family bathroom. The loft remains undeveloped, and like many houses on Gallants Farm Road, along with the garage space, provides huge scope to develop, extend and improve, subject to the usual permissions and approvals.

Externally, the property enjoys a wonderful back garden, which has been expertly cultivated and maintained, and provides a wonderful, peaceful place to enjoy the outdoors. This secluded garden gets plenty of the British sunshine (when available) and can only be fully appreciated in person.

Gallants Farm Road has East Barnet Village close by, which means a lovely selection of local shops and transport links into Central London. Oakleigh Park Station just 0.2miles away. There are some of the areas nicest open spaces close by including Oak Hill Park, Brunswick Park and Trent Park.

Local Authority : Barnet  
Tax Band : F

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## Exterior

Fully brick built 1930's styled house. Garage. Side access to rear garden. Paved off street parking

## Hallway

Accessed via front porch which can be used to store coats and shoes. Carpeted throughout. Wooden staircase. Radiator.

## Living Room

11'9" x 10'6"

6 paned double glazed front facing window. Ceiling light. Built in book shelving. Electric fire place.

## Dining Area

11'9" x 8'6"

Built in book shelves and storage units. Carpeted throughout. Ceiling light pendant with shade. Sliding door with glass paneling to L shaped kitchen diner.

## Kitchen/Diner

17'0" x 8'11"

Freestanding Bosch washing machine and Fridge Freezer. Integrated oven and cooker hood. Lino flooring in kitchen section. Door to rear garden, external storage unit and garage. 2 separate light units

## W/C

low flush w/c, hand basin with tap

## Bedroom 1

12'1" x 10'8"

x2 built in wardrobes, one of which houses the combination Valliant boiler. Carpeted throughout. Radiator under double glazed window which has rear aspect over the gardens.

## Bedroom 2

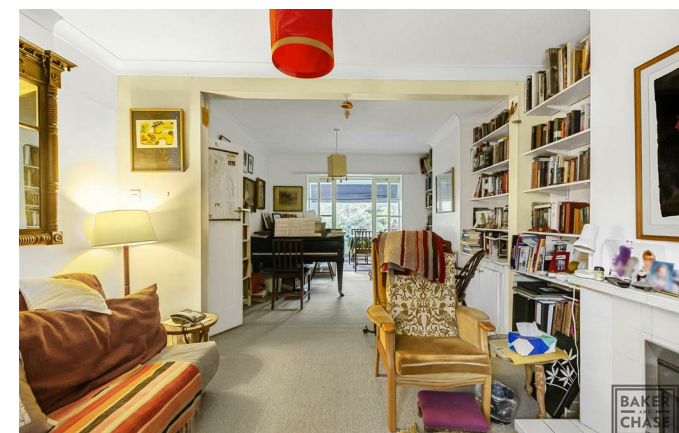
15'7" x 8'11"

This is the addition to the property, being the extended room over the garage. Dual aspect views to both front and rear. Carpeted throughout. Multiple power sockets. Ceiling pendant light. Radiators to both front and rear. Wooden door with glass paneling.

## Bedroom 3

13'6" x 10'11"

6 paned double glazed window to front elevation. Radiator under window. Ceiling light. x2 built in wardrobes. Carpeted throughout









## Bedroom 4

8'6" x 6'9"

Carpeted fully. Currently utilized as an office space. Double glazed window to front. Radiator under window.

## Bathroom

Fully tiled throughout. Double glazed window to rear which is key for ventilation. Vanity unit which includes mirror. Spot lighting. Heated towel rail. Bath tub unit fitted. Shower contraption attached to wall and can be adjusted accordingly. Toilet unit. Lino flooring.

## Garden

98'5" x 26'2"

Patioed area. Landscaped gardens with matured shrubs and trees. Lean-to area which house the original outside toilet, which is now being served as storage. Access to garage

## Garage

17'7" x 8'10"

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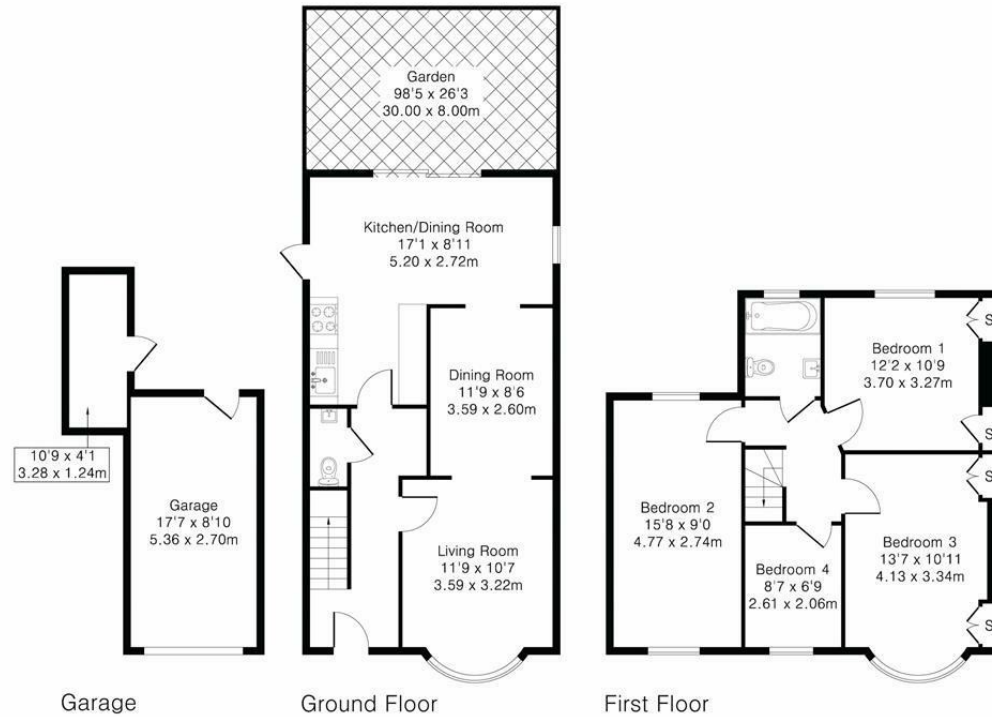


**Approximate Gross Internal Area 1384 sq ft - 129 sq m**

Ground Floor Area 573 sq ft – 53 sq m

First Floor Area 611 sq ft – 57 sq m

Garage Area 200 sq ft – 19 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating D / Local Authority: Barnet / Council Tax Band: F