



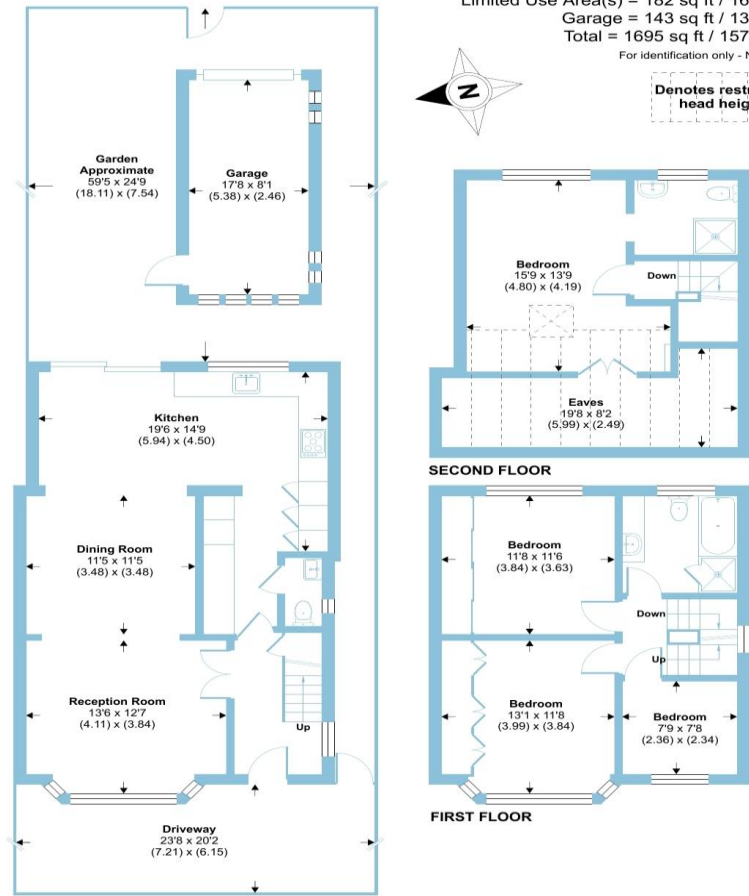
Albemarle Road, Barnet EN4 8EQ

Albemarle Road, East Barnet, Barnet, EN4

Approximate Area = 1370 sq ft / 127.2 sq m
 Limited Use Area(s) = 182 sq ft / 16.9 sq m
 Garage = 143 sq ft / 13.2 sq m
 Total = 1695 sq ft / 157.3 sq m
 For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnhcom 2023. Produced for Barnard Marcus. REF: 1019984
 RICS Certified Property Measurer
 barnard marcus

welcome to Albemarle Road, Barnet

- Four bedroom semi-detached home
- Extended kitchen diner
- 0.3 miles to Oakleigh Park Station
- Located in the proximity of good and outstanding schools
- Family Bathroom plus en-suite shower room

Tenure: Freehold

EPC Rating: D

offers in excess of **£750,000**



A 4 bedroom extended semi-detached family home on this peaceful and popular road in East Barnet. To the ground floor this family home comprises a through reception room, to an extended and modern fitted Kitchen-dining area with direct access to this property's rear garden.

This delightful property has a bright and welcoming entrance hall and the added benefit of a downstairs WC. The first floor boasts three good-sized bedrooms with plenty of storage and family bathroom. To the second floor this residence offers a fourth sizeable bedroom with far reaching views into East Barnet and en-suite shower facilities. Further benefits include off street parking, secluded outlook from this family homes well-tended approximately 65' rear garden. This home is located in the catchment area of well-regarded schools, such as Church Hill and St Mary's Primary Schools, East Barnet Secondary School is just 0.5 miles from this property, and it's perfect for the growing family looking to be close to open spaces and conveniently located 0.3 miles from Oakleigh Park Mainline Station for anyone looking to commute into the city.

East Barnet owes its conception to the building of the Great Northern Railway in 1850, when a station serving High Barnet was built, but located about a mile away from the town centre of High Barnet, so that this 'new' area quickly saw development. The main road (A110), Station Road and East Barnet Road, connects Barnet to East Barnet and is well served by buses.

view this property online [barnardmarcus.co.uk/Property/WTS106531](https://www.barnardmarcus.co.uk/Property/WTS106531)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Property Ref:

WTS106531 - 0006

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8446 6888



Whetstone@barnardmarcus.co.uk



1285 High Road, Whetstone, LONDON, N20 9HS



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)