



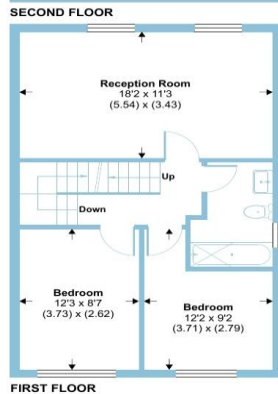
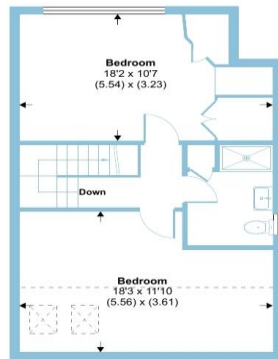
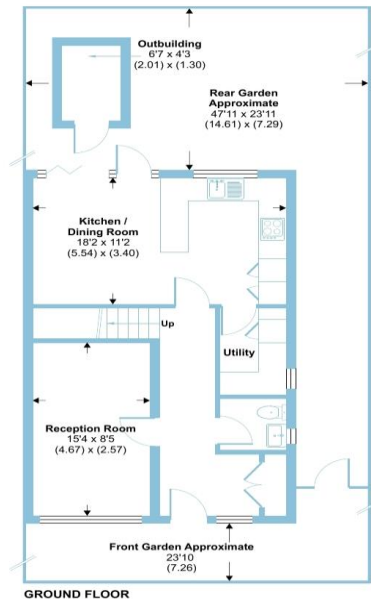
**Monks Avenue, Barnet EN5 1DD**

## Monks Avenue, Barnet, EN5

Approximate Area = 1499 sq ft / 139.2 sq m  
Limited Use Area(s) = 103 sq ft / 9.5 sq m  
Outbuilding = 28 sq ft / 2.6 sq m  
Total = 1630 sq ft / 151.3 sq m  
For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2023. Produced for Barnard Marcus. REF: 1048946



## welcome to Monks Avenue, Barnet

- Four Bedroom
- Semi-Detached Home
- Own Driveway
- Modern Throughout
- Open Plan Kitchen/Dining Room

Tenure: Freehold

EPC Rating: C

# £900,000



Situated along a tree lined road you will find this modern four bedroom Semi-Detached Home. The property has been cared for over the years by the current owner and offers bright and spacious accommodation throughout.

This residence is approached via own driveway and comprises of a welcoming entrance hall giving access to the front reception room, downstairs w/c and open plan kitchen/dining room which also leads onto the separate utility room. As you reach the first floor you will find the second reception room and two good-sized bedrooms as well as the family bathroom. To the top floor you will find another two good-sized bedrooms and second family bathroom. The 47ft long rear garden can be accessed either from the kitchen/dining room and side of property. There is potential to extend the rear of the property subject to the necessary planning consents.

[view this property online](https://www.barnardmarcus.co.uk/Property/WTS106616) barnardmarcus.co.uk/Property/WTS106616



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:

WTS106616 - 0002



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