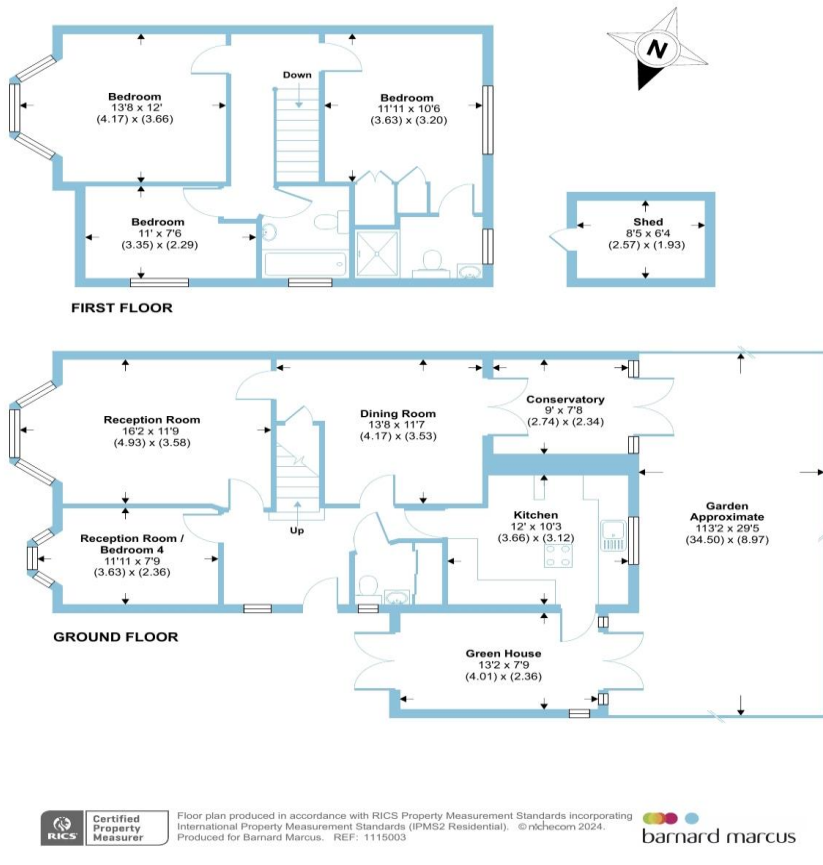




**Gallants Farm Road, East Barnet Barnet EN4 8EL**

## Gallants Farm Road, East Barnet, Barnet, EN4

Approximate Area = 1435 sq ft / 133.3 sq m  
Shed = 54 sq ft / 5 sq m  
Total = 1489 sq ft / 138.3 sq m  
For identification only - Not to scale



## welcome to Gallants Farm Road, East Barnet Barnet

- 3 Bedroom Semi-Detached House
- 3 Reception Rooms + Conservatory
- Rear Garden in excess of 100'
- Off Street Parking
- Oakleigh Park Mainline Station 0.3 Miles

Tenure: Freehold

EPC Rating: D

# £800,000



A 3 bedroom extended semi-detached family home comprising two reception rooms one of which has been used as fourth bedroom in the past, separate dining room leading onto a conservatory. This family home has a spacious modern fitted kitchen and ground floor guest WC also on the ground floor.

Additional benefits include off street parking.

This delightful property boasts three good-sized bedrooms one of which has an en-suite shower room, plenty of storage and a luxury family bathroom. Further benefits include off street parking, secluded outlook from this family home's beautiful rear garden in excess of 100' and potential to extend further (STPP). This home is perfect for the growing family looking to be close to well-regarded schools, open spaces and conveniently located 0.3 miles from Oakleigh Park Mainline Station for anyone looking to commute into the city.

[view this property online](https://www.barnardmarcus.co.uk/Property/WTS106883) barnardmarcus.co.uk/Property/WTS106883



Property Ref:

WTS106883 - 0005

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.

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