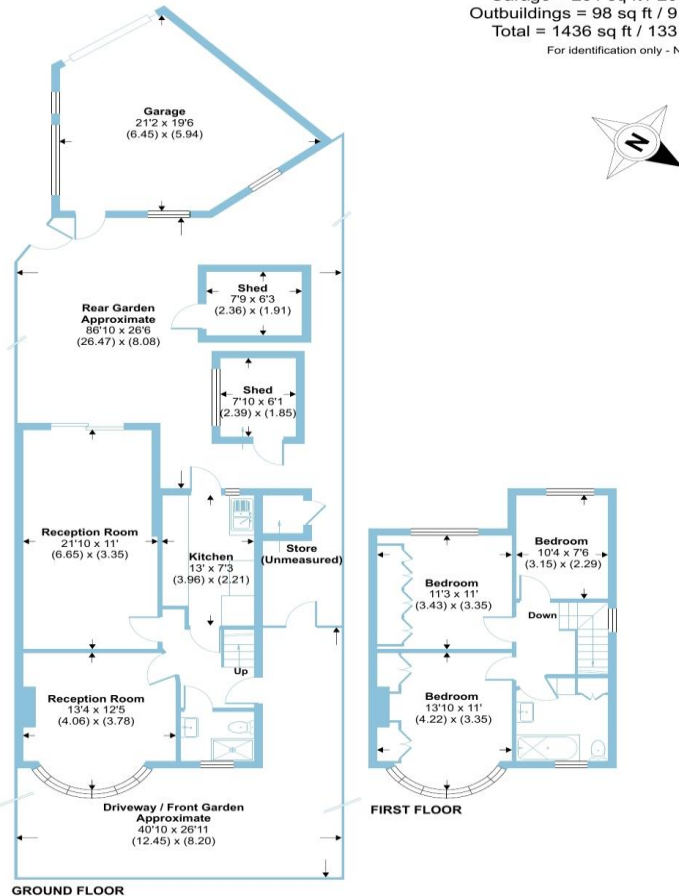




Church Hill Road, Barnet EN4 8PP

Church Hill Road, East Barnet, Barnet, EN4

Approximate Area = 1057 sq ft / 98.1 sq m
Garage = 281 sq ft / 26.1 sq m
Outbuildings = 98 sq ft / 9.1 sq m
Total = 1436 sq ft / 133.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnhcom 2024. Produced for Barnard Marcus. REF: 1130963



welcome to Church Hill Road, Barnet

- 3 Bedroom Semi-Detached House
- In need of modernisation
- Garage to rear plus off street parking
- Oakleigh Park Mainline Station 0.7 Miles
- Rear Garden in excess of 80'

Tenure: Freehold

EPC Rating: D

offers in excess of **£600,000**



A 3 bedroom extended semi-detached family home in need of modernisation comprising two reception rooms one of which has been used as a fourth bedroom in the past and separate through lounge. This family home has a fitted kitchen and ground floor shower room. To the first floor this property has three bedrooms, family bathroom plus loft access. Externally this home includes off street parking, a rear garden in excess of 80' offering access to a good-sized garage to the rear. This home is perfect for the growing family looking for an opportunity to stylishly redesign this residence and wishing to be close to well-regarded schools, open spaces and is conveniently located 0.7 miles from Oakleigh Park Mainline Station for anyone looking to commute into the city.

view this property online barnardmarcus.co.uk/Property/WTS106814



Property Ref:

WTS106814 - 0002

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.

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