



**Church Hill Road, Barnet EN4 8PP**

## Church Hill Road, East Barnet, Barnet, EN4

Approximate Area = 1332 sq ft / 123.6 sq m (includes garage & outbuilding)

For identification only - Not to scale



## welcome to Church Hill Road, Barnet

- Three Bedroom Semi-Detached House
- 151ft Long Rear Garden
- Off Street Parking
- Potential to Extend STPP
- Sold Chain Free

Tenure: Freehold

EPC Rating: D

offers in excess of **£725,000**



An attractive three bedroom semi-detached house located on this popular road with off street parking. The residence has been cared for over the years by the current owners and offers bright and spacious accommodation throughout.

This residence comprises of a welcoming entrance hall giving access to the bay fronted reception room which leads onto the open plan kitchen/dining room as well as the downstairs w/c. To the first floor you will find three bedrooms and the fitted family bathroom. The 151ft long south facing rear garden is accessed either from the open plan kitchen/dining room, side access/lean to as well as an access road along the rear of the property with the garden containing a double garage and summer house/gym. The owner has been granted planning permission to allow a full ground floor rear extension of 3m, 1st floor bedroom extension of 3m and loft extension. There is also potential to extend to the side.

**view this property online** [barnardmarcus.co.uk/Property/WTS107038](https://www.barnardmarcus.co.uk/Property/WTS107038)



Property Ref:

WTS107038 - 0005

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