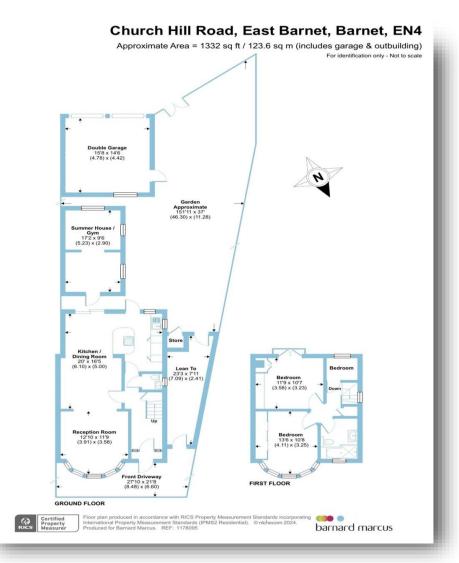


## Church Hill Road, Barnet EN4 8PP





## view this property online barnardmarcus.co.uk/Property/WTS107038



Property Ref: WTS107038 - 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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## welcome to Church Hill Road, Barnet

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

Tenure: Freehold

EPC Rating: D

## offers in excess of £725,000





Sold Chain Free

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.



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