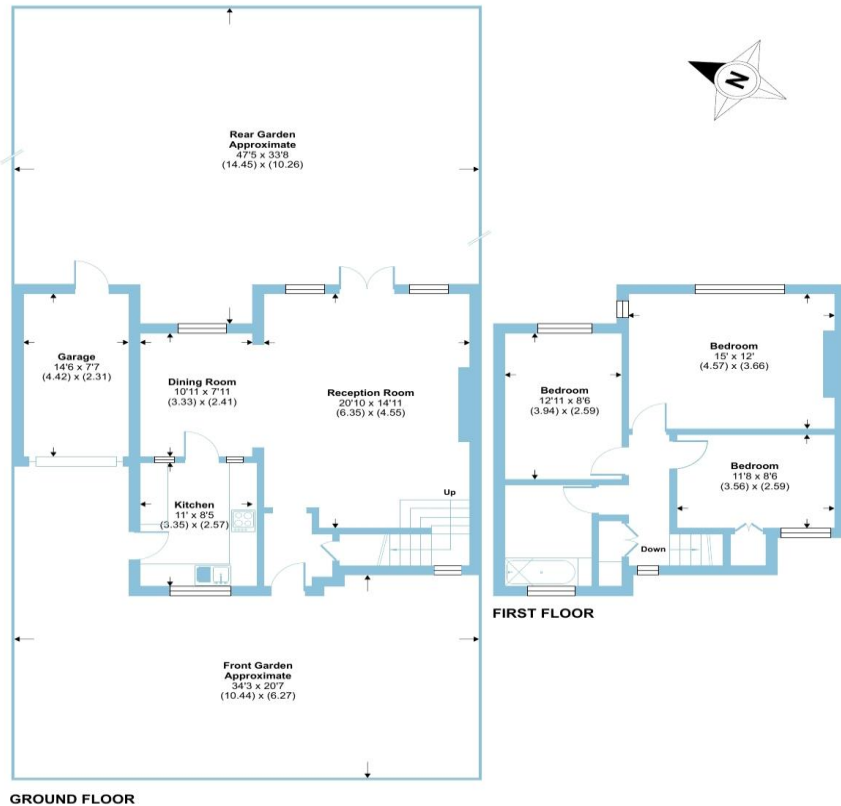




Raydean Road, Barnet EN5 1AN

Raydean Road, EN5

Approximate Area = 1120 sq ft / 104 sq m
Garage = 111 sq ft / 10.3 sq m
Total = 1231 sq ft / 114.3 sq m
For identification only - Not to scale



welcome to Raydean Road, Barnet

- Three bedroom semi-detached family home
- Cul-de-sac location
- 0.7 miles to High Barnet Tube Station
- Garage own driveway
- In need of modernisation

Tenure: Freehold

EPC Rating: C

offers in excess of **£600,000**



This 3-bedroom semi-detached family home is located within this peaceful cul-de-sac and is in need of some modernisation comprising a good-sized open plan living dining space with access to this family homes kitchen. To the first floor this property has three bedrooms, family bathroom plus loft access. Externally this home is approached via garage own driveway with off street parking and a rear garden. 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 High Barnet Tube Station for anyone looking to commute into the city.

New Barnet owes its conception to the building of the Great Northern Railway in 1850, when a station serving High Barnet was built, but located about a mile away from the town centre of High Barnet, so that this 'new' area quickly saw development. The main road (A110), Station Road and East Barnet Road, connects Barnet to East Barnet and is well served by buses.

view this property online [barnardmarcus.co.uk/Property/WTS107088](https://www.barnardmarcus.co.uk/Property/WTS107088)



Property Ref:

WTS107088 - 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.



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