

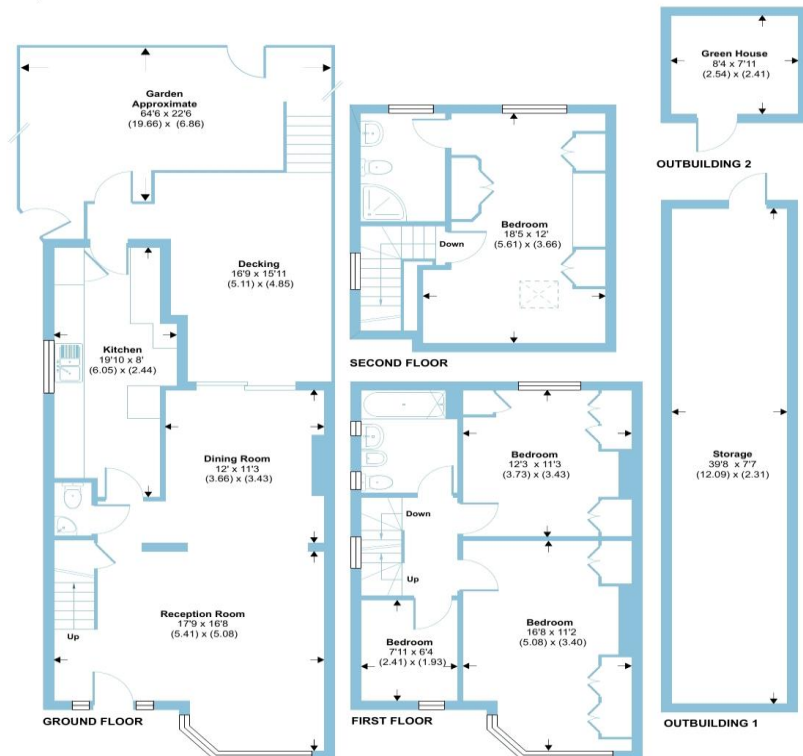


**Dalmeny Road, Barnet EN5 1DE**



## Dalmeny Road, New Barnet, Barnet, EN5

Approximate Area = 1329 sq ft / 123.4 sq m  
 Outbuilding = 367 sq ft / 34 sq m  
 Total = 1696 sq ft / 157.4 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Barnard Marcus. REF: 1197350

barnard marcus

## welcome to Dalmeny Road, Barnet

- Four Bedroom Semi-Detached Home
- Family Bathroom + En-Suite
- Peaceful location
- 0.4 miles from Oakleigh Park Mainline Station
- Chain Free

Tenure: Freehold

EPC Rating: E

offers in excess of **£800,000**



Situated along a tree lined road you will find this modern four-bedroom extended Semi-Detached Home. The property has been cared for over the years by the current owner and offers bright and spacious accommodation throughout. This well-presented family home offers bright and welcoming accommodation throughout. This residence has a bay fronted living dining area, downstairs w/c, additional living area and modern fitted kitchen with both leading onto and overlooking a raised decking area to the rear. The first floor boasts three good-sized bedrooms and family bathroom. As you reach the top floor you will find a master-suite with en-suite shower facilities. Further benefits include own driveway and off-street parking for two cars, well-manicured rear garden in excess of 60' with external storage. Located 0.4 miles from Oakleigh Park Mainline station this home could be ideal for a family wanting to commute into the Centre of London as well as being within close proximity of the local areas well-regarded schools.

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/WTS107138](https://barnardmarcus.co.uk/Property/WTS107138)



Property Ref:

WTS107138 - 0004

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](mailto:Whetstone@barnardmarcus.co.uk)



1285 High Road, Whetstone, LONDON, N20 9HS



**[barnardmarcus.co.uk](https://barnardmarcus.co.uk)**