

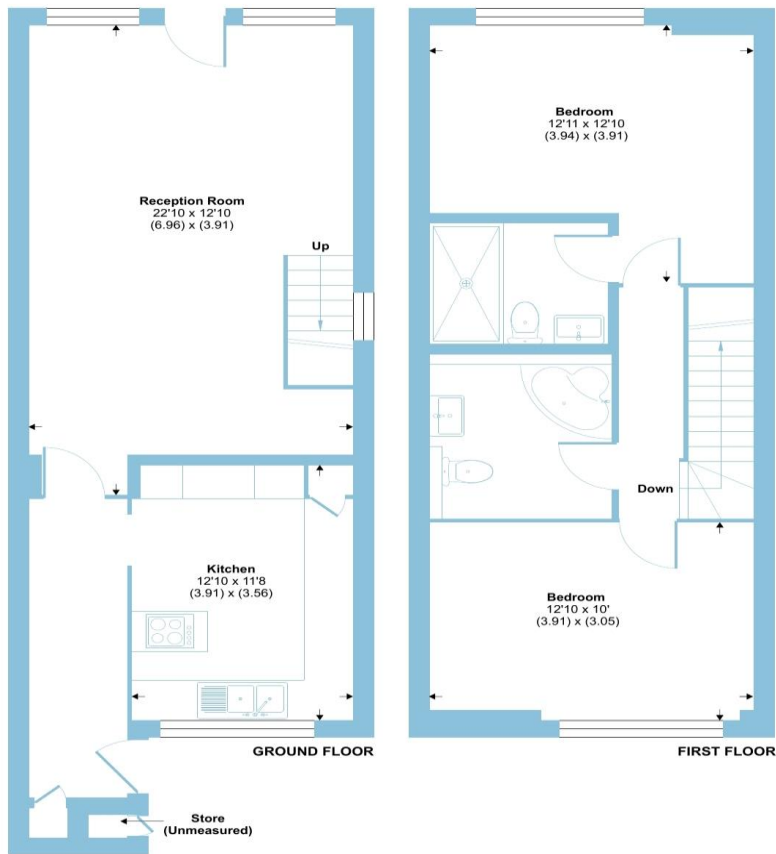


Pine Vale Prospect Road, Barnet EN5 5BL



Prospect Road, Barnet, EN5

Approximate Area = 928 sq ft / 86.2 sq m (excludes store)
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: 1146700



welcome to Pine Vale Prospect Road, Barnet

- Two Bedroom End Terraced House
- Two Bathrooms (One En-Suite)
- High Barnet Tube 0.4 Miles Away
- Allocated Parking Space
- Sold Chain Free

Tenure: Leasehold

EPC Rating: D

offers in excess of **£500,000**



This lovely two bedroom house located along a tree lined road is within 0.4 miles of High Barnet Tube Station & 0.5 miles New Barnet Train Station. Bright and spacious accommodation is offered throughout this chain-free property making it an ideal family home.

As you enter this welcoming entrance hall you will find that this accommodation offers a 22ft long reception room with separate fitted kitchen. To the first floor you will find two good-sized bedrooms as well as two bathroom (one en-suite). Externally this property benefits from one allocated parking space and well-manicured communal gardens. The property is conveniently situated for well-regarded local schools, and is in close proximity to local shops, amenities, and transport links, making it perfect for both families and commuters.

Dating back to the 15th Century, Whetstone originated in medieval times, and legend has it that the name stems from the stone that is placed outside of the Griffin Pub, where soldiers went to sharpen their swords before the Battle of Barnet. Whetstone is perfect for both commuters and families alike. Located in zone 4, Totteridge and Whetstone northern line tube station offers easy access in and out of the city and central London, whilst also being only moments away from open countryside.

view this property online barnardmarcus.co.uk/Property/WTS106917

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1968. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:

WTS106917 - 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.

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barnard marcus



020 8446 6888



Whetstone@barnardmarcus.co.uk



1285 High Road, Whetstone, LONDON, N20 9HS



barnardmarcus.co.uk