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## **Gallants Farm Road East Barnet, Herts EN4 8ES**

A semi-detached three/four bedroom chalet style property, situated in this popular location approximately half a mile from Oakleigh Park Station (Kings Cross approx. 20 minutes), close to well-regarded primary schools and local shops and buses in Russell Lane.



- \* THREE/FOUR BEDROOMS \* DOWNSTAIRS BATHROOM \*
- \* LARGE LOUNGE \* NEWLY FITTED KITCHEN/BREAKFAST ROOM \*
- \* GAS CENTRAL HEATING \* DOUBLE GLAZING \* WOOD FLOORING \*
- \* WESTERLY ASPECT REAR GARDEN \*
- \* OFF STREET PARKING and driveway leading to GARAGE \*

**Price: Monthly Rental Of £1,750**

REF: 00000913

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Reference to the Tenure of a Property is based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor.

**ENTRANCE HALL** - wood flooring.

**LIVING ROOM** - 16' 9" x 11' 6" (5.10m x 3.50m), double glazed bay window to front, double radiator, built in shelves and storage units, wood flooring.



**KITCHEN/BREAKFAST ROOM** - 19' 2" x 8' 4" (5.84m x 2.54m), double glazed window to garden, uPVC doors to side and rear, range of wall and base units with work surfaces incorporating 1.5 bowl stainless steel sink with mixer tap, gas hob with extractor hood above, electric oven below, freezer, washing machine, free-standing fridge,



**BEDROOM 3 (formerly Dining Room)** - 13' 11" x 9' 3" (4.24m x 2.82m), uPVC doors to Breakfast Area, built in wardrobes with drawer units, cupboards above, understairs cupboard, wood flooring.

**BEDROOM 4** - 12' 8" x 7' 10" (3.86m x 2.39m), double glazed bay window to front, double radiator, built in cupboards and shelves, wood flooring.





**DOWNSTAIRS BATHROOM** - double glazed window to side, panelled bath with shower attachment and shower screen, low flush w.c., pedestal wash hand basin, fully tiled walls, heated towel rail.

**FIRST FLOOR LANDING** - storage cupboard, carpeted stairs.

**BEDROOM 1** - 13' 9" x 11' 9" (4.19m x 3.58m), double glazed bay window to front, double radiator, built in cupboards, wood flooring.



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**BEDROOM 2** - 10' 7" x 10' 4" (3.22m x 3.15m), double glazed window to rear, radiator, door to eaves storage, built in wardrobe.

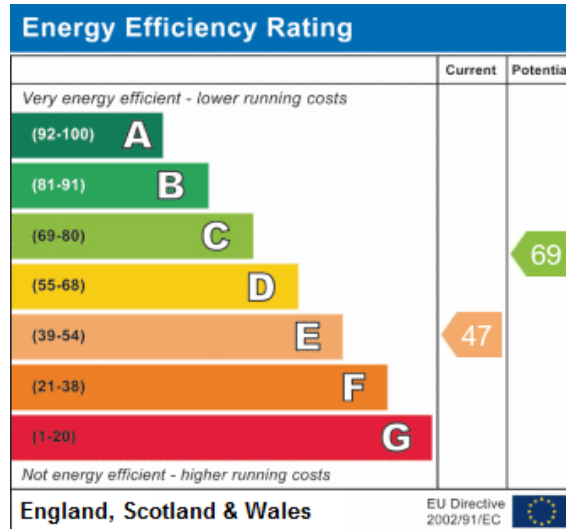
**FRONT GARDEN** - with OWN DRIVE providing OFF STREET PARKING for several cars and leading to

**GARAGE** - corrugated metal garage with double doors.





**WESTERLY ASPECT REAR GARDEN** -  
**Approx. 65' (19.80m)**, mainly crazy paved with  
 flower beds, various shrubs and trees.



**CHARGES APPLY**

Administration charge per tenant of £100.00  
 One month's rent in advance plus a deposit equal to six weeks rent.  
 Maximum inventory charges (being 50% share of total charge) inclusive of VAT:

Three bed	£129
Four bed	£138

Prices are based on a maximum of two reception rooms and/or two bathrooms. Any additional rooms will be charged at £10 each. An additional £20 is payable should check-in coincide with inventory preparation.

**Viewing: By appointment through this Office on 020 8368 7138**