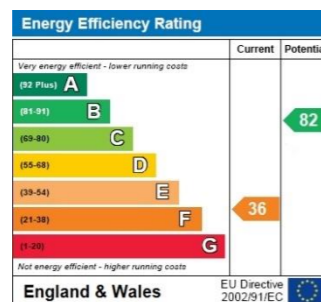
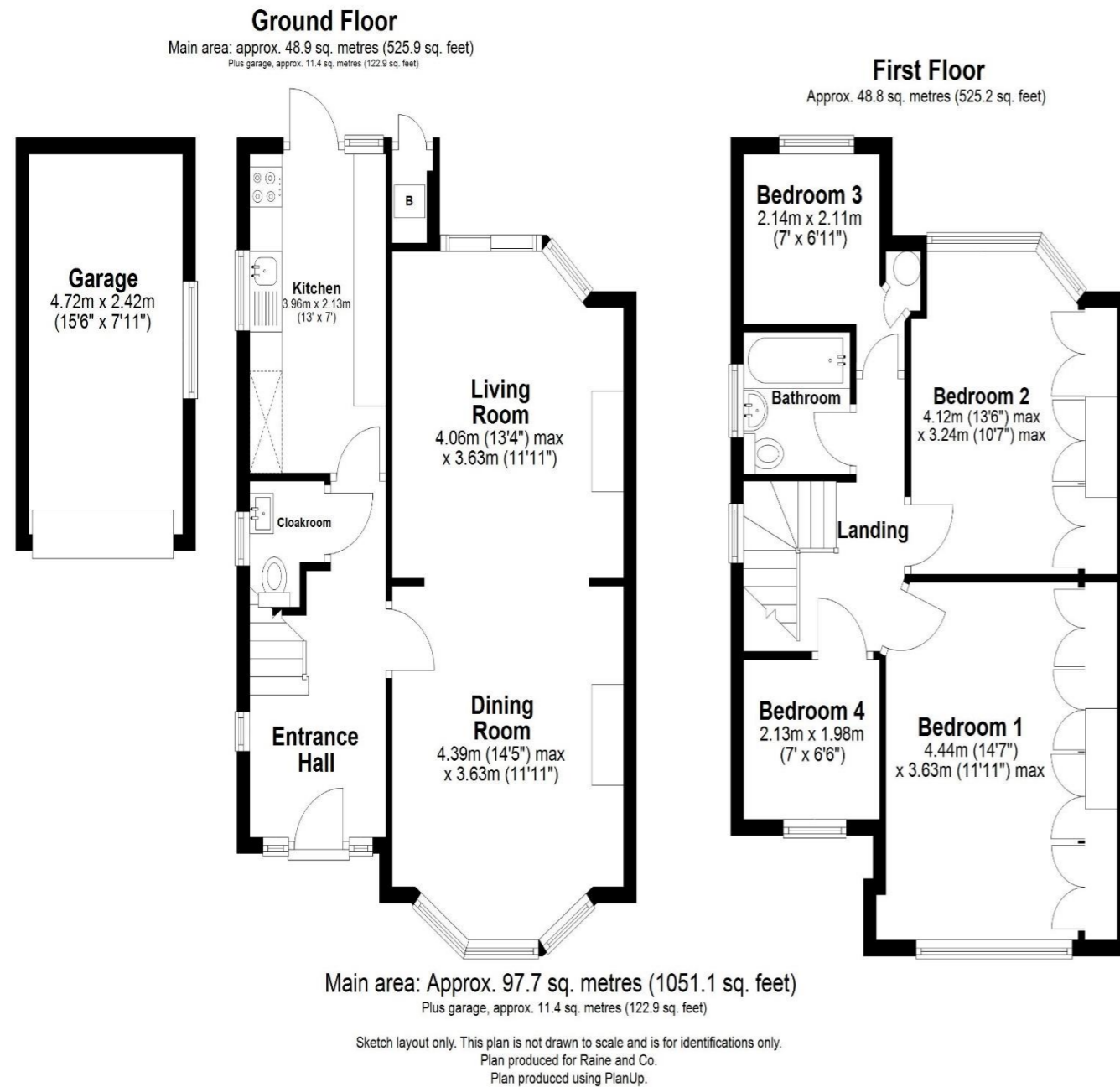


## Wycherley Crescent, New Barnet, Barnet Freehold Price £675,000



A MOCK TUDOR FOUR BEDROOM SEMI DETACHED HOUSE with great potential to extend STPP ideally located for the local schools including St Catherine's RC school and Ark Pioneer Academy as well as High Barnet underground station and New Barnet mainline railway station plus a selection of local shops.

- Semi Detached House
- Four Bedrooms
- Fitted Kitchen
- Open Plan Lounge/Dining Room
- Downstairs WC
- Upstairs Bathroom and WC
- Front Garden
- South Facing Rear Garden
- Scope To Extend STPP
- Chain Free



THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.  
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents. Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particulars are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.



## Entrance Hall

Wooden entrance door, leaded light windows to front and side, double panel radiator, stairs to first floor and landing, understairs cupboard housing the gas meter, doors to;

## Dining Room

Open through to the lounge area. Leaded light glazed bay window to front with secondary glazing, double panel radiator, half circle leaded light frosted effect internal window, bespoke fitted display unit with light with cupboards and drawers below.

## Lounge

Open through to the dining room. Double glazed window and double glazed sliding patio door to rear, double panel radiator, feature fireplace with inset gas coal effect fire.

## Downstairs WC

Low flush WC, wall mounted wash hand basin, single panel radiator, frosted effect glazed window to side and tiled walls.

## Kitchen

A range of wall and base units with worktop surfaces over, under wall unit lighting, cupboard housing the electrical isolating consumer unit and electric meter, single bowl single drainer sink with mixer tap, four ring gas hob, extractor above, fitted double oven, frosted effect double glazed window to side, double glazed door and double glazed window to rear. Intergrated dishwasher and fridge, plumbing for washing machine and single panel radiator.

## Stairs to First Floor and Landing

Frosted effect double glazed leaded light window to side, access to a loft area, doors to;

## Bedroom One

Leaded light glazed window to front with secondary glazing, fitted wardrobes, single panel and a double panel radiator.

## Bedroom Two

Double glazed window to rear, single panel radiator and range of Sharps fitted wardrobes.

## Bedroom Three

Double glazed window to rear, single panel radiator, airing cupboard housing the hot water cylinder with slatted shelving above.

## Bedroom Four

Leaded light glazed window to front with secondary glazing and single panel radiator.

## Bathroom

Suite comprising of a tiled panel enclosed bath with mixer tap and hand shower, glass shower screen, pedestal wash hand basin with mixer tap, low flush close couple WC, frosted effect double glazed window to side and tiled walls.

## Front Garden

Mainly laid to lawn, flower bed borders and a bloc paved area to front door.

## Rear Garden

South facing rear garden with a paved patio area and steps down to a lawn garden with flower bed borders, shrubs and bushes, boiler cupboard housing the floor standing boiler, garden shed and a side gate access to front of the property.

## Detached Garage

With light and power but garage requires attention.

## Further Details

The property is Freehold  
Council Tax Band - Band E  
A member of the family is an employee of Raine and Co

MD16290524