

est 1979

Jeremy  
Leaf & Co.



109A Lancaster Road, Barnet, Hertfordshire, EN4 8AJ

Offers In Excess Of £850,000

- Garage & off street parking
- 10 year new build warranty
- Chain free
- New build detached house
- Landscaped garden
- High specification finish

863 High Road, London, N12 8PT  
020 8446 4295

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<https://www.jeremyleaf.co.uk/>



# 109A Lancaster Road, Barnet EN4 8AJ

A stunning high specification 4 bedroom, 2 bathroom new-build detached house. The property features a spacious open-plan kitchen/living area with herringbone floors and French doors to the landscaped garden. Upstairs there are four double bedrooms with an ensuite bathroom to the main bedroom and separate family bathroom.

The property is ideally located just 0.3 miles from New Barnet station providing direct connections to London's Kings Cross and Moorgate, 0.2 miles from East Barnet Road with its multiple buses routes, shopping facilities and gyms and the picturesque Oak Hill Park is also nearby.

Features include:

- Chain free
- Integrated Bosch appliances
- Quartz worktops & black splash
- Underfloor heating throughout
- Provision for electric car charging
- Garage & off-street parking space
- 10-year new build warranty

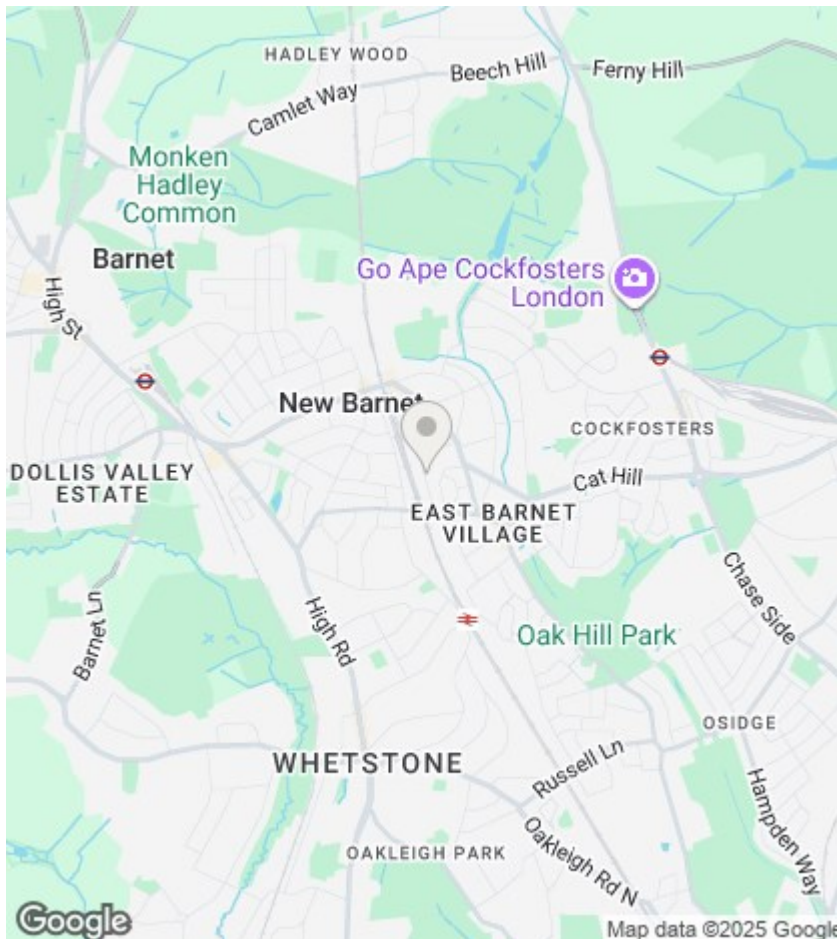
Viewing by appointment only. Please contact our new homes team to arrange a viewing.



Council Tax Band:



Full Description



## Directions

## Viewings

Viewings by arrangement only. Call 020 8446 4295 to make an appointment.

## EPC Rating:

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

