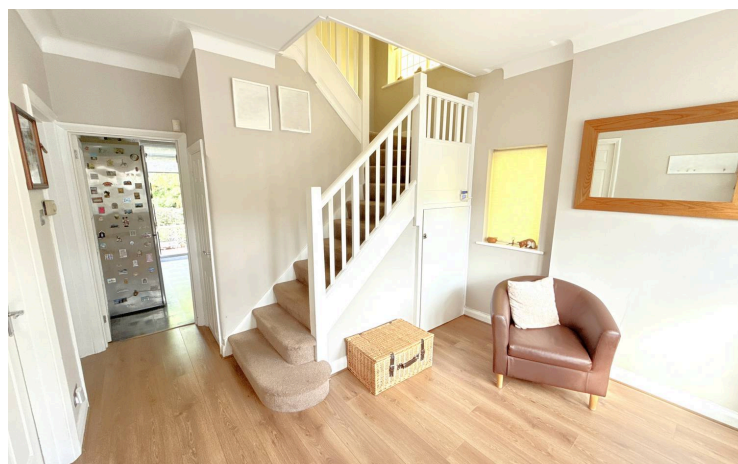


Chas R

LOWE

Est.1876

17 Belmont Avenue, Barnet – EN4 9JP
£800,000 Freehold



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Double glazed doors leading into ENTRANCE PORCH : door leading into

LARGE ENTRANCE HALL : laminate flooring, power points, radiator, stairs leading to landing, understairs storage cupboard.

RECEPTION ROOM : double glazed bay windows overlooking front, radiator, power points.

RECEPTION ROOM : double glazed double doors with double glazed windows either side leading onto rear garden, radiator, power points, fireplace.

FITTED KITCHEN : base and eye level units, work surfaces to two sides, five ring gas hob with extractor fan and light above, electric double oven to side, stainless steel sink and drainer, space for fridge freezer, partly tiled walls, integrated washing machine and dishwasher, double glazed door with window to side leading onto rear garden, wall mounted gas central heating boiler.

LANDING : access to loft, window to side.

BEDROOM : double glazed bay windows overlooking front, radiator, range of built in wardrobes, power points.

BEDROOM : double glazed windows overlooking rear gardens, range of built in wardrobes, power points, radiator.

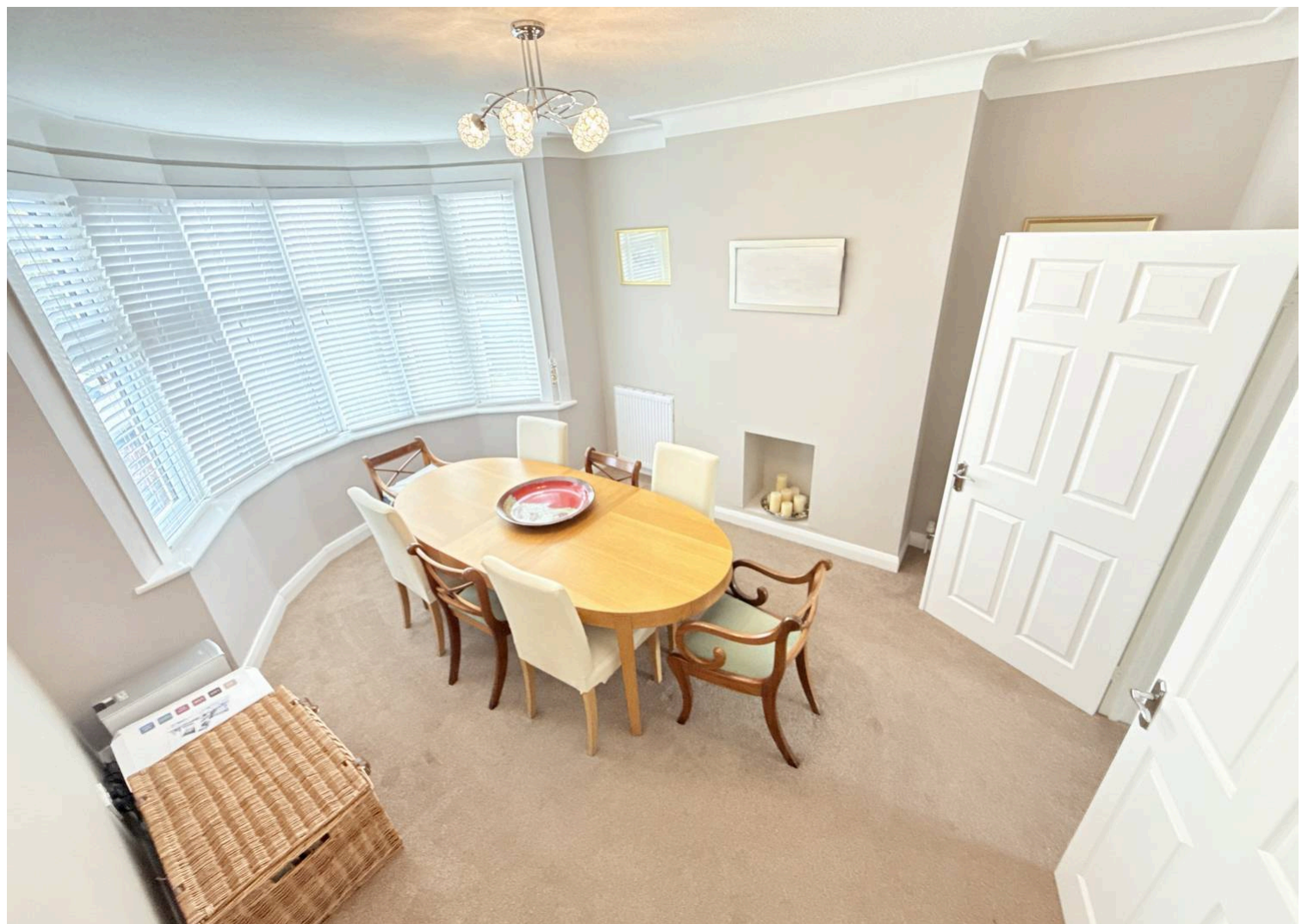
BEDROOM : double glazed oriel bay windows overlooking front, range of built in wardrobes with space for bed, radiator, power points.

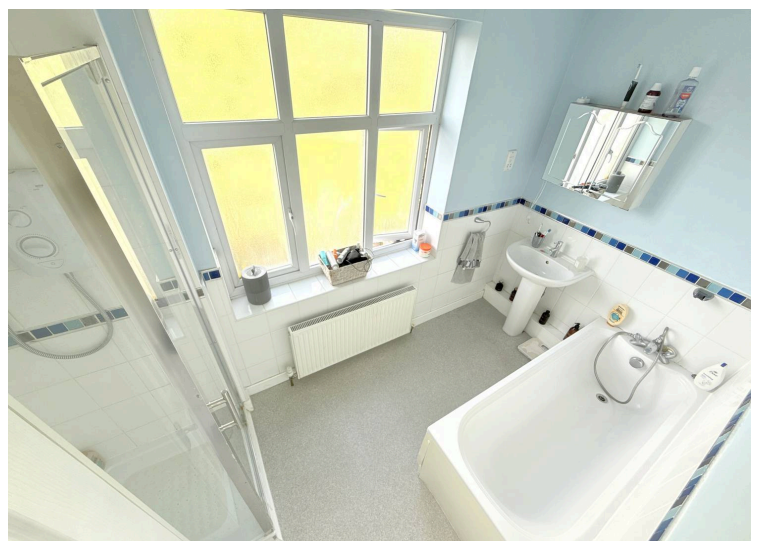
BATHROOM : panelled bath with hot & cold mixer taps with shower attachment, pedestal wash hand basin, separate shower cubicle with electric shower unit, double glazed frosted window, radiator.

REAR GARDEN : initial paved patio area with door leading into garage, steps leading to lawned area with mature shrub borders, pathway leading to rear of garden (previously set up as a play area) with mature trees.

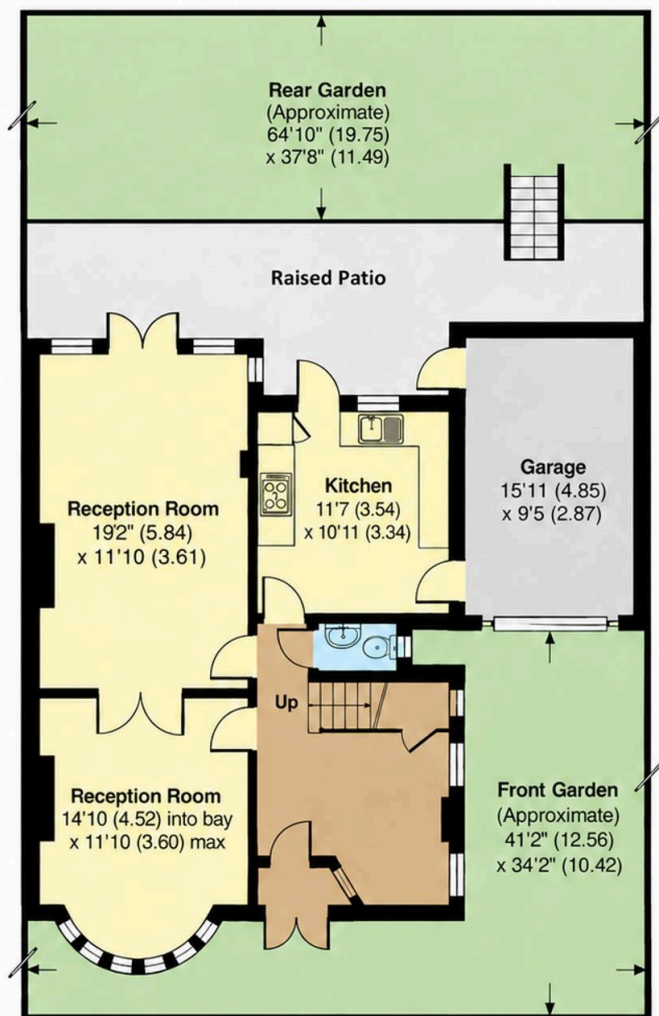
GARAGE : up and over door leading onto driveway.

FRONT OF PROPERTY : off street parking for two vehicles.

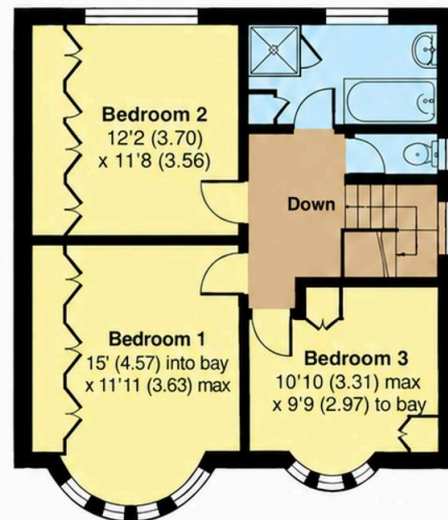








**GROUND FLOOR
GARAGE & OUTBUILDING
APPROX FLOOR
AREA 81 SQ M
(872 SQ FT)**



**FIRST FLOOR
APPROX FLOOR
AREA 54.6 SQ M
(588 SQ FT)**

Belmont Avenue, Barnet, EN4

Approximate Area = 1289 sq ft / 119.7 sq m

Garage = 150 sq ft / 13.9 sq m

Total = 1439 sq ft / 133.6 sq m

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		57	73

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		63	77



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services 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. References to the Tenure of a Property are 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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. 2/3/2028

1. Money Laundering Regulations

In accordance with the requirements of the Money Laundering Regulations, prospective purchasers will be required to provide satisfactory proof of identification at a later stage in the transaction. Your cooperation in providing the requested documentation promptly will assist in preventing any delay in the progression of the sale.

2. General Information

Whilst every effort has been made to ensure that the sales particulars are fair, accurate, and reliable, they are provided for general guidance only and do not constitute part of any offer or contract. Should any matter be of particular importance to you, please contact our office and we will endeavour to verify the relevant information for you, particularly if you are intending to travel a considerable distance to view the property.

3. Measurements

All measurements, dimensions, and floor areas provided within these particulars are approximate and are supplied for guidance purposes only. They should not be relied upon as precise measurements and must not be treated as statements of fact.

4. Services and Appliances

Please note that we have not tested any services, systems, equipment, or appliances at the property. Accordingly, prospective purchasers are strongly advised to arrange their own independent surveys, inspections, and service reports prior to finalising any offer to purchase.

5. Disclaimer

These particulars are issued in good faith; however, they do not constitute representations of fact and shall not form part of any offer or contract. All information contained herein should be independently verified by prospective purchasers or tenants. Neither Sequence (UK) Limited nor any of its employees or agents has the authority to make or give any representation or warranty whatsoever in relation to this property.

Anti-Money Laundering (AML)

Chas R Lowe Estates is required to carry out Anti-Money Laundering (AML) checks on buyers and sellers in accordance with applicable money laundering regulations. These checks must be satisfactorily completed before we can proceed with the transaction.

Where any part of a buyer's purchase funds is provided as a gift, each individual providing gifted funds will also be required to undergo AML checks.

We use Coadjute's Assured Compliance service to undertake these checks. A fee of £55.00 plus VAT per individual applies to each AML check conducted.

Once the AML check has been carried out, the fee is non-refundable, regardless of the outcome of the check or whether the sale proceeds to completion. This includes circumstances where an individual does not pass the checks or the sale falls through.