

Chas R

LOWE

Est. 1876

46 Windsor Drive, Barnet
£685,000 Freehold





Double glazed STORM PORCH leading to double glazed front door leading into

ENTRANCE HALL : stairs leading to landing, single radiator, small cupboard, understairs cupboard.

RECEPTION ROOM : double glazed bay windows overlooking front, single radiator, power points, cast iron fireplace with pine surround and slate hearth.

RECEPTION ROOM : double glazed sliding patio doors, double radiator, power points.

CONSERVATORY : double glazed door leading onto rear garden, double glazed window to side, skylight, laminate flooring, double radiator, power points.

FITTED KITCHEN : base and eye level units, roll top work surfaces to three sides, one and a half bowl stainless steel sink and drainer, Neff gas hob with extractor fan and light above, electric oven below, plumbing for washing machine and dishwasher, space for fridge freezer, double glazed window overlooking rear garden.

LANDING : stairs leading to bedroom 4.

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

BEDROOM : double glazed window overlooking rear garden, single radiator, power points, cupboard housing copper insulated cylinder.

BEDROOM : double glazed window overlooking front, power points, laminate flooring.

BATHROOM : low level flush WC, pedestal wash hand basin, tiled panelled bath with hot & cold mixer taps and shower attachment, tiled walls, tiled flooring, chrome heated towel rail, double glazed frosted window.

Stairs leading to SECOND LANDING

BEDROOM : double glazed window overlooking rear gardens with views towards Whetstone, Velux window to front, double radiator, built in wardrobes, eaves storage.

SHOWER ROOM : low level flush WC, pedestal wash hand basin, shower cubicle, tiled walls, single radiator.

REAR GARDEN : initial crazy paved patio area, mainly laid to lawn, brick built garage to rear (power and light), gate leading to rear service road.

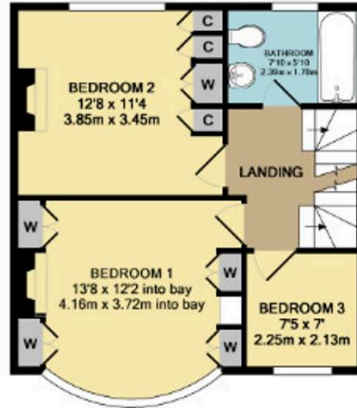
FRONT OF PROPERTY : off street parking.



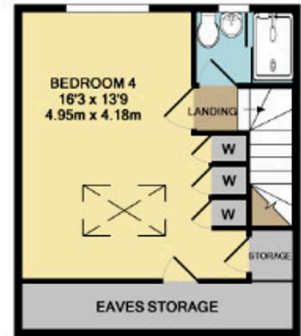




GROUND FLOOR
APPROX. FLOOR
AREA 899 SQ.FT.
(85.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 459 SQ.FT.
(42.7 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 319 SQ.FT.
(29.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1478 SQ.FT. (137.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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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			
		59	81
England, Scotland & Wales		EU Directive 2002/91/EC	

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			
		50	76
England, Scotland & Wales		EU Directive 2002/91/EC	



THE PROPERTY MISEDSCRIPTIONS 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

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- 2. General Information:** Whilst every effort is made to ensure these particulars are fair, accurate, and reliable, they are provided as a general guide only. If any aspect is of particular importance, please contact our office and we will be happy to verify the details for you, especially if you are planning to travel a significant distance to view the property.
- 3. Measurements:** All measurements are provided for guidance purposes only and should not be relied upon as exact.
- 4. Services:** We have not tested any services, systems, or appliances within the property. Prospective buyers are advised to obtain their own surveys or service reports prior to finalising any purchase.
- 5. Disclaimer:** These particulars are issued in good faith but do not constitute statements of fact or form part of any offer or contract. All information should be independently verified by prospective buyers or tenants. Neither the company nor its employees or agents are authorised to make or provide any warranties or representations regarding the property.

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For buyers, where any part of the purchase funds are being provided as a gift, the individual(s) providing the gifted funds will also be required to undergo AML checks.

We utilise Coadjute's Assured Compliance service to undertake these AML checks. A fee of £27.00 plus VAT will be charged per individual for each AML check conducted.