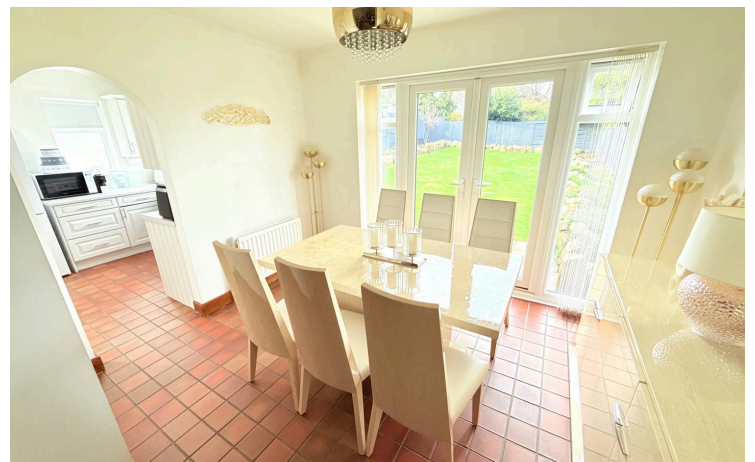


Chas R

LOWE

Est. 1876

**3 Rushdene Avenue, Barnet**  
£825,000 Freehold





Composite front door leading into LARGE ENTRANCE HALL : stairs leading to landing, concealed radiator, understairs storage cupboard, laminate flooring, power points.

BEDROOM : double glazed window with built in blinds overlooking front, single radiator, laminate flooring, power points.

BEDROOM : double glazed window with built in blinds overlooking front, double radiator, laminate flooring, power points.

BEDROOM : double glazed window to side, double radiator, laminate flooring, power points.

BATHROOM : concealed flush WC, vanity unit with wash hand basin, panelled bath with shower over, tiled walls, tiled flooring, chrome heated towel rail, double glazed frosted window.

RECEPTION ROOM : laminate flooring, gas coal effect fire (not tested) with surround and tiled hearth, power points, double radiator, open to

RECEPTION ROOM : double glazed double doors leading onto rear garden, double glazed windows either side, tiled flooring, double radiator, power points, doorway to

FITTED KITCHEN/DINING ROOM : base and eye level units, roll top work surfaces to three sides, stainless steel sink and drainer, electric cooker point with extractor fan and light above, plumbing for washing machine or dishwasher, double glazed windows overlooking rear garden, double glazed frosted window to side, tiled flooring, space for fridge freezer, single radiator, double glazed door leading onto side access, laminate flooring.

LANDING : Velux window.

BEDROOM : double glazed window with built in blinds overlooking rear garden and with views over East Barnet, double radiator, built in cupboards into eaves, Velux window to front, laminate flooring.

BEDROOM : double glazed window overlooking rear garden and with views over East Barnet, double radiator, power points, laminate flooring.

SHOWER ROOM : concealed flush WC, vanity unit with wash hand basin, shower cubicle, tiled walls, tiled flooring, chrome heated towel rail, Velux window to front, extractor fan.

REAR GARDEN : initial paved patio area with gated side access, mainly laid to lawn with mature borders.

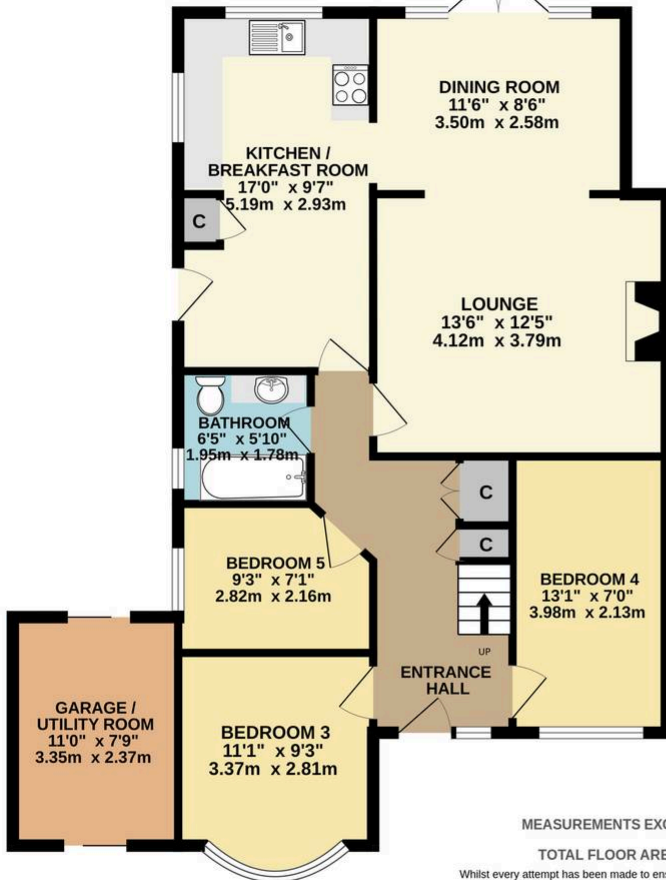
UTILITY AREA : plumbing for washing machine, power and light, tiled flooring, electric roller shutters to front and rear.

FRONT OF PROPERTY : off street parking for several vehicles.

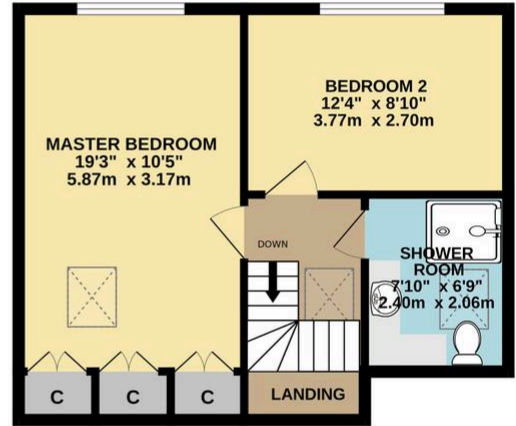




**GROUND FLOOR**  
856 sq.ft. (79.5 sq.m.) approx.



**1ST FLOOR**  
421 sq.ft. (39.1 sq.m.) approx.



MEASUREMENTS EXCLUDE THE GARAGE / UTILITY ROOM

TOTAL FLOOR AREA : 1277 sq.ft. (118.6 sq.m.) approx.

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.  
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| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | <b>84</b> |
| (69-80)                                     | <b>C</b> | <b>69</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 |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |



**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. 2/3/2026

- 1. Money Laundering Regulations:** Prospective purchasers will be required to provide identification documents at a later stage. We kindly request your cooperation to ensure there is no delay in progressing the sale.
- 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.

#### Anti-Money Laundering (AML)

Chas R Lowe Estates is required to carry out Anti-Money Laundering (AML) checks in accordance with regulations set by HM Revenue and Customs (HMRC) for all property transactions. It is a legal requirement for both buyers and sellers to complete these checks successfully before any transaction can proceed.

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.