

Chas R

LOWE

Est. 1876

93 Daneland, Barnet – EN4 8PZ
£570,000 Freehold



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STORM PORCH : front door leading into

ENTRANCE HALL : stairs leading to landing, laminate flooring, double radiator.

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

Door leading to rear reception room (currently blocked off).

FITTED KITCHEN : base and eye level units, roll top work surface to two sides, one and a half bowl sink and drainer, gas hob with electric oven below, extractor fan and light above, wall mounted gas central heating combination boiler, plumbing for washing machine or dishwasher, double glazed door with double glazed window to side leading onto rear garden.

REAR RECEPTION ROOM (currently accessed via rear garden) : exposed brick fireplace, built in wardrobes, stripped flooring, kitchenette, double radiator, laminate flooring, double glazed door leading onto rear garden.

SHOWER ROOM : low level flush WC, pedestal wash hand basin, tiled shower cubicle with electric shower unit, double glazed window.

LANDING : access to loft, double glazed frosted window.

BEDROOM : double glazed bay windows overlooking front, double radiator, laminate flooring, power points.

BEDROOM : double glazed square bay windows overlooking rear garden and Oak Hill Park woods, built in cupboards, power points, double radiator.

BEDROOM : double glazed window overlooking front, single radiator, stripped flooring, power point.

BATHROOM : low level flush WC, pedestal wash hand basin, panelled bath with shower, tiled walls, double glazed frosted window, chrome heated towel rail, tiled flooring.

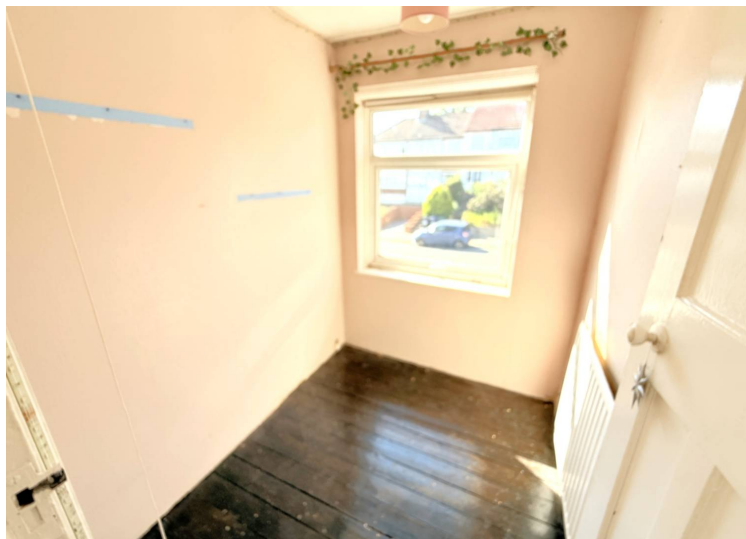
REAR GARDEN : initial paved patio area with gated side access, mainly laid to lawn with mature shrub borders, pathway leading to rear, gate leading onto Oak Hill Park.

REAR GARAGE : leading onto rear service road (roof requires replacement).

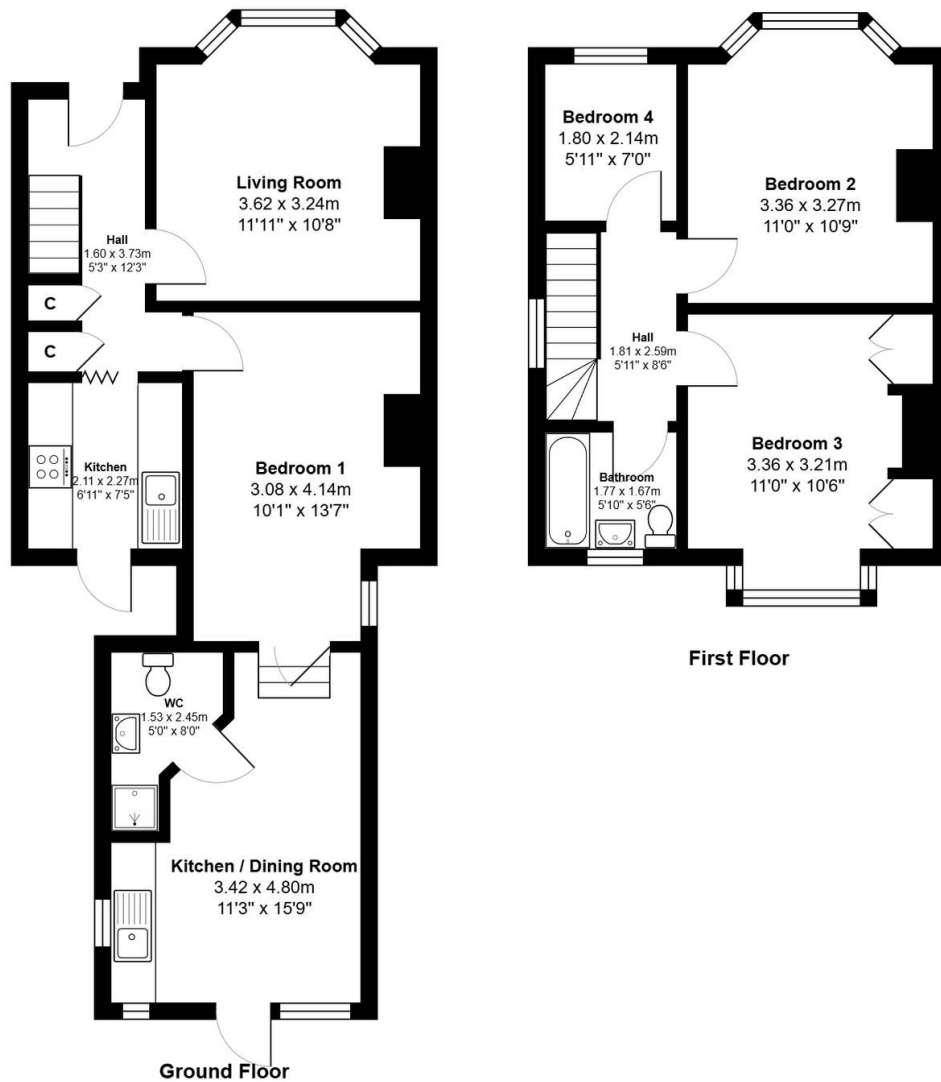
GARAGE : up and over door leading onto shared driveway, power and light.

FRONT OF PROPERTY : off street parking.

GARAGE : power and light.

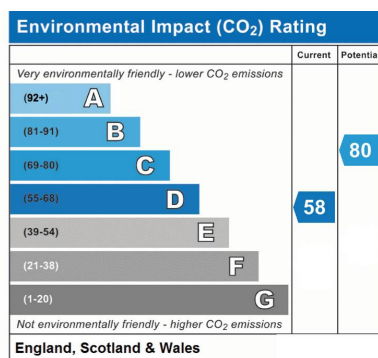
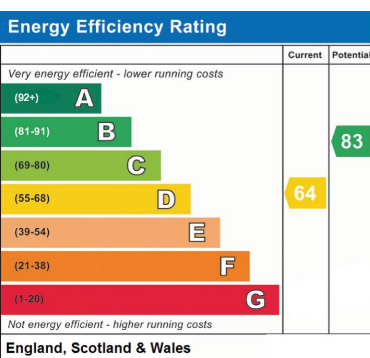






Total Area: 92.6 m² ... 997 ft²

All measurements are approximate and for display purposes only



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:** 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.