

Chas R

LOWE

Est. 1876

86 Ridgeway Avenue, Barnet
£650,000 Freehold





DOUBLE GLAZED PORCH leading into ENTRANCE HALL

ENTRANCE HALL with single radiator, stairs leading to landing, recess understairs with cupboard housing meters, power points.

THROUGH LOUNGE 25'5 x 15' narrowing to 15' max. Large double glazed window overlooking front, radiator, aerial point, power points, open brick built fireplace, coving to ceiling, laminate flooring. DINING ROOM with double radiator, laminate flooring, sliding patio doors leading onto extension, open fireplace.

KITCHEN/BREAKFAST ROOM Initial area 8'3 x 7'1 opening out to 16'6 x 7'10 Base and eye level units, roll top work surfaces to three sides, one and half bowl sink, single drainer, gas cooker with extractor fan and light above, electric oven to side, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, plumbing for washing machine, space for fridge freezer, coving to ceiling, double glazed window overlooking garden, double glazed frosted door. Breakfast Area: Double glazed window overlooking rear garden, double radiator, breakfast bar.

DOWNSTAIRS CLOAKROOM Low level flush wc, pedestal wash hand basin.

LANDING with double glazed frosted window, power points, stairs leading to bedroom four.

BEDROOM ONE: 12'8 to wardrobe fronts x 11'6 Double glazed bay window overlooking front with views over East Barnet, double radiator, built in wardrobes, power points.

BEDROOM TWO: 13' x 11'1 Double glazed window overlooking rear, built in wardrobes, power points, radiator, coving to ceiling.

BEDROOM THREE: 8'6 x 7'4 Double glazed window overlooking front, single radiator, power points.

FAMILY BATHROOM Low level flush wc, wall mounted wash hand basin, panelled bath with mixer taps and shower attachment, double radiator, double glazed frosted window.

BEDROOM FOUR: 11'8 x 12' max behind wardrobes. Double glazed window overlooking rear with views over Oak Hill Park and London. Power points, built in wardrobes, door leading into storage into eaves.

EN SUITE SHOWER ROOM Low level flush wc, wall mounted wash hand basin with mixer taps, separate shower cubicle with Triton electric shower, tiled walls, tiled flooring, heated towel rail.

REAR GARDEN:

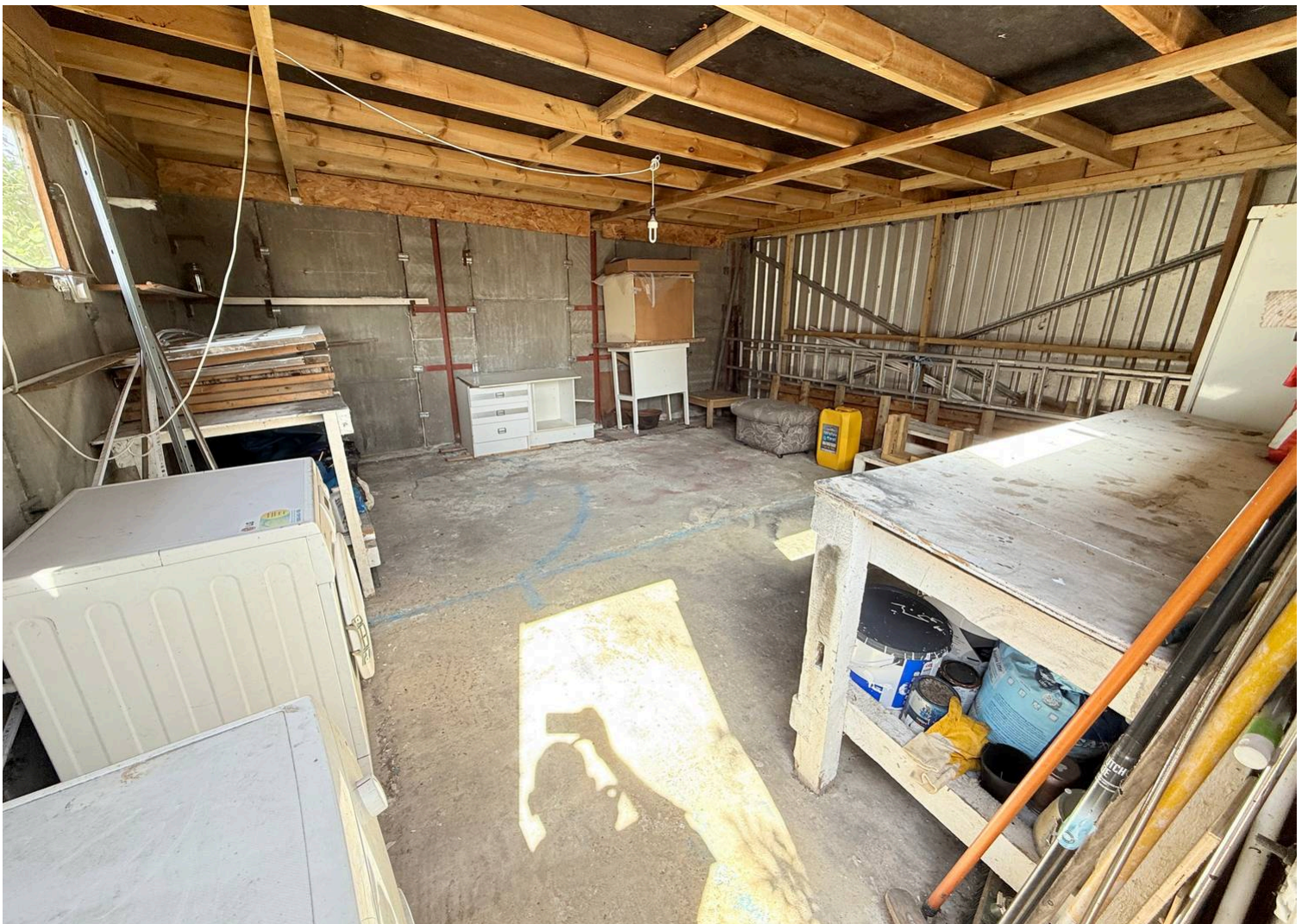
Crazy paved.

DOUBLE GARAGE:

With metal up and over door.





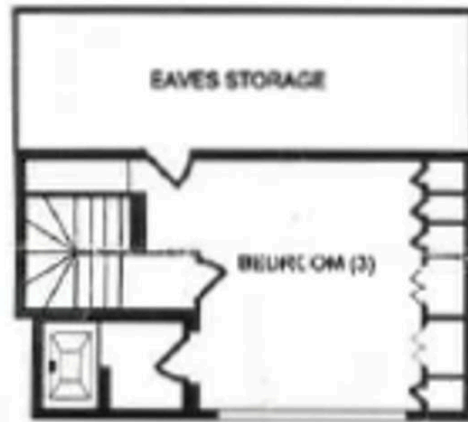




GROUND FLOOR
713 SQ FT/66.26 SQ M



FIRST FLOOR
500 SQ FT/46.44 SQ M



SECOND FLOOR
226 SQ FT/21.01 SQ M

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			
		53	79
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			
		43	74
England, Scotland & Wales		EU Directive 2002/91/EC	



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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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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.