Welbeck Road, East Barnet, EN4 8RZ

Price: £795,000
Freehold

Vanessa McCallum Estates Ltd
51 Bradmore Green, Brookmans Park,
Hertfordshire, AL9 7QS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk



A beautifully presented 4/5 bedroom 3 bathroom three storey semi-detached family home well located to East Barnet's shopping facilities, schools and coffee shops. Comprising spacious reception room, guest wc, utility room and shower room, further reception room/bedroom to ground floor, wonderfully bright open plan fitted kitchen/dining room opening out to a pretty rear garden plus off street parking for several vehicles. Also benefitting with being within a short distance to OAKLEIGH PARK TRAIN STATION (direct access to Kings Cross/Moorgate via Finsbury Park).

- 4/5 BEDROOM THREE STORY SEMI DETACHED FAMILY HOME
- 3 BATHROOMS
- SPACIOUS RECEPTION ROOM
- BRIGHT OPEN PLAN FITTED KITCHEN/DINING ROOM
- UTILITY/ SHOWER ROOM
- PRETTY REAR GARDEN
- CLOSE TO AMENITIES
- OFF STREET PARKING

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FEATURES

DESCRIPTION
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ACCOMMODATION

GROUND FLOOR
LOUNGE
KITCHEN/DINING ROOM
GROUND FLOOR CLOAKROOM
GROUND FLOOR UTILITY/ SHOWER ROOM
BEDROOM/RECEPTION ROOM

FIRST FLOOR
3 BEDROOMS
FAMILY BATHROOM

SECOND FLOOR
BEDROOM - with En-Suite bathroom

PRETTY REAR GARDEN
OFF STREET PARKING

LOCATION
Welbeck Road is a quiet turning off Cranbrook Road which is off Longmore Avenue. Nestled in the heart of East Barnet offers unparalleled convenience, with New Barnet/Oakleigh Park Station, local shops, and amenities just a short stroll away.

SERVICES
Gas Central Heating and Mains Drainage.
Council Tax Band E

LOCAL AUTHORITY
London Borough of Barnet

VIEWING
STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES

IMPORTANT INFORMATION CONCERNING THESE PARTICULARS
None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

ANTI MONEY LAUNDERING
Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. Facial recognition will be offered at a charge of £50 plus vat per person.

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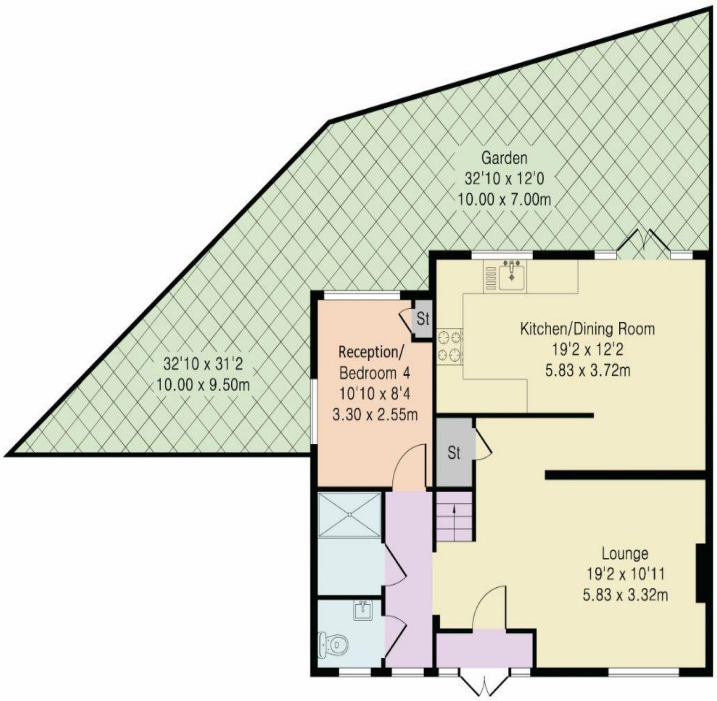



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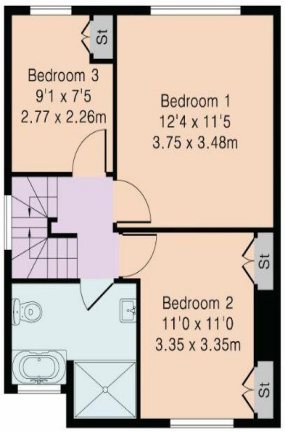
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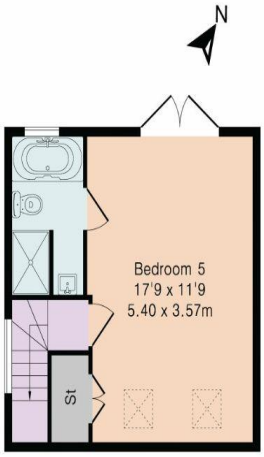
Approximate Gross Internal Area 1397 sq ft – 130 sq m
Ground Floor Area 648 sq ft – 60 sq m
First Floor Area 437 sq ft – 41 sq m
Top Floor Area 312 sq ft – 29 sq m



Ground Floor



First Floor



Top Floor

PINK PLAN

Although Pink Plan ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.