

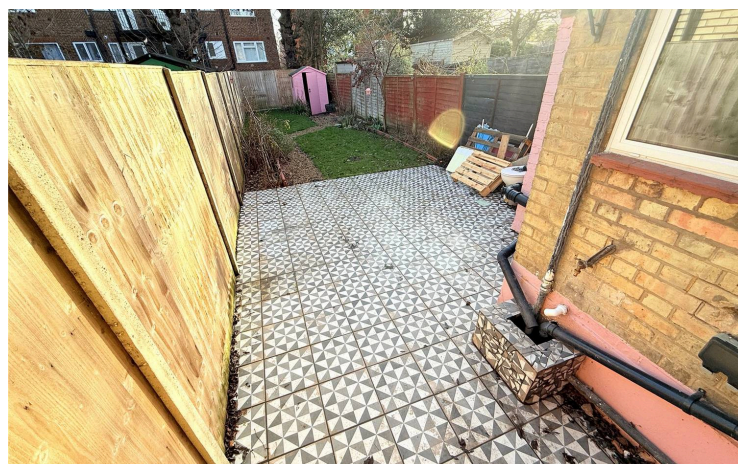
Chas R

LOWE

Est. 1876

70 Jackson Road, Barnet – EN4 8UU

£465,000 Freehold



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10 Church Hill Road East Barnet Herts EN4 8TB



Front door leading into

RECEPTION ROOM : double glazed window to side, cast iron fireplace with gas coal effect fire (not tested), radiator, reclaimed gym parquet flooring, power points.

FITTED KITCHEN : base and eye level units, work surfaces to three sides, electric hob with electric oven below, single sink and drainer, plumbing for dishwasher, stairs leading to landing, partly tiled walls, double glazed window.

UTILITY ROOM : plumbing for washing machine, double glazed window, radiator, power points, door leading onto rear garden.

GUEST CLOAKROOM : low level flush WC, wall mounted wash hand basin, Worcester Bosch gas central heating combi boiler, extractor fan.

LANDING

BEDROOM : double glazed window overlooking front, original fireplace, double radiator, stripped flooring, walk in cupboard with hanging rail and shelving.

BEDROOM : double glazed window overlooking rear gardens, painted floorboards, radiator, power points, built in cupboard with hanging rail, further cupboard with shelving, access to loft space, door to

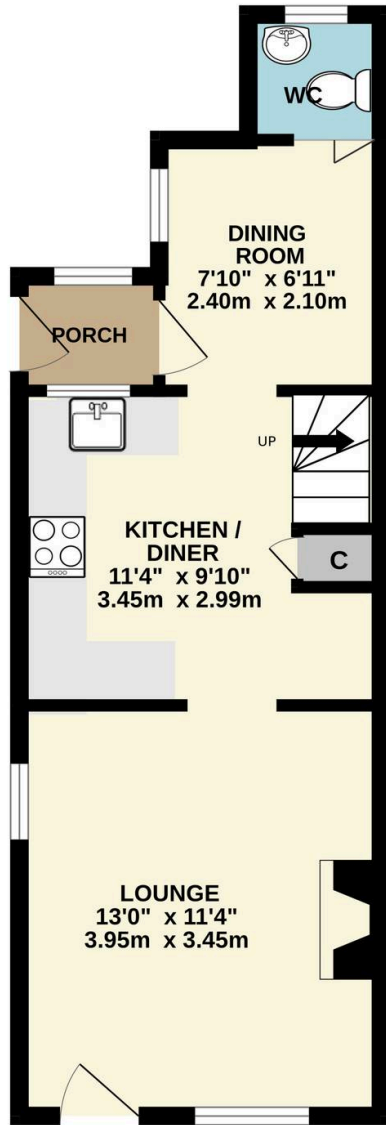
BATHROOM : low level flush WC, wash hand basin, panelled bath, separate shower cubicle, double glazed frosted window, heated towel rail.

SOUTH EAST FACING REAR GARDEN : initial paved patio area, lawn with mature border, shed.

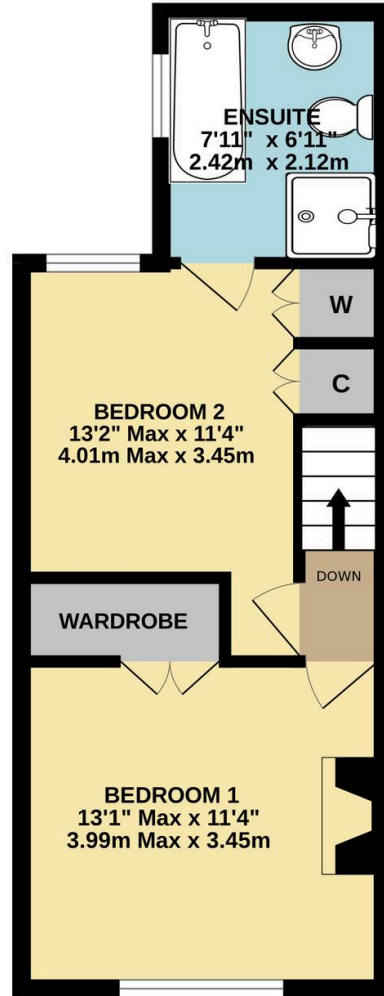
BARNET COUNCIL TAX BAND D



**GROUND FLOOR**  
347 sq.ft. (32.2 sq.m.) approx.

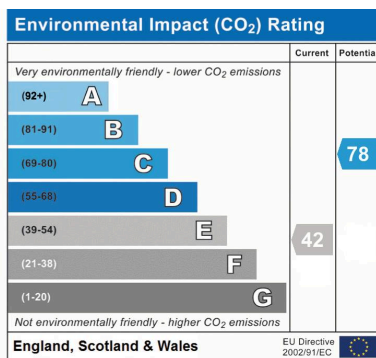
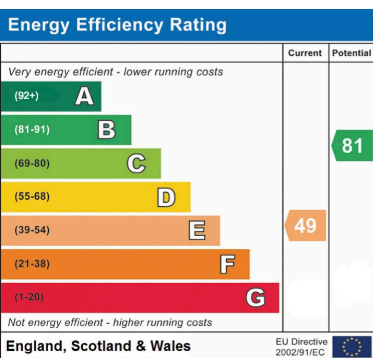


**1ST FLOOR**  
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 660 sq.ft. (61.4 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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- 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.

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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.