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BROOKMANS PARK
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Disclaimer: "These property particulars, including floor plans, are set out as a general outline only for guidance and DO NOT constitute any part of an offer or contract. Any purchaser or other must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are given as approximate, no survey or testing of appliances has been carried out. No employee of Andrew Ward Estate Agents has the authority to make or give any representation or warranty in respect of the property."

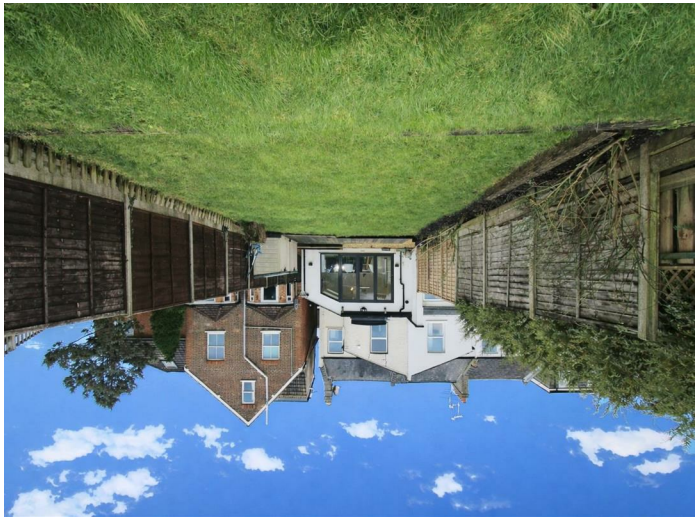
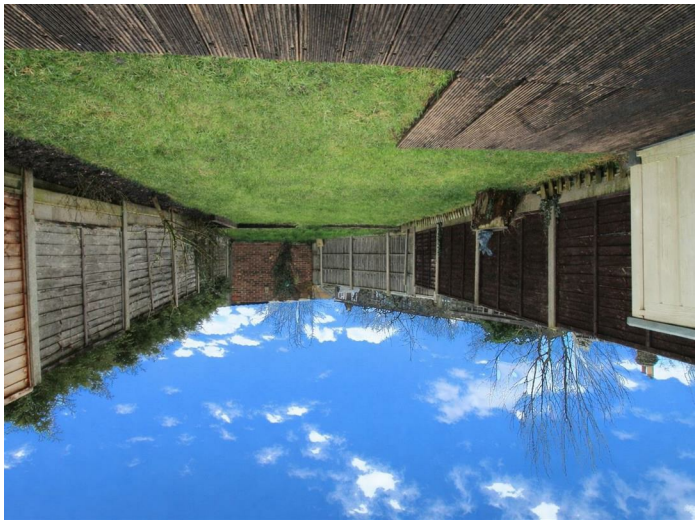
All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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Our Offices

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TOTAL FLOOR AREA: 1,421 sq. ft. (132 sq. m.)



102 SALISBURY ROAD, BARNET EN5 4JN

Offers In Excess Of £800,000 | Freehold



Property Overview

Introducing this well presented three bedroom Victorian family home, situated in the sought -after Salisbury Road, which is in the catchment area for both Foulds (outstanding) and Christchurch Primary Schools.

The stylish and spacious open-plan kitchen/dining room is the heart of the home, featuring a modern shaker style kitchen with a large granite island and worktops, butler sink, NEFF double oven and induction hob, integrated Bosch dishwasher and washing machine, an American style Samsung fridge-freezer, porcelain tiled flooring with underfloor heating, skylights and bi-folding doors which overlook the landscaped rear garden.

To the front is a warm, tranquil, lounge featuring a cast iron ornate fireplace, big bay double glazed sash window with wooden plantation shutters and engineered oak wood flooring.

Completing the house are three bedrooms - one large master, and a contemporary three piece family bathroom suite.



Property Features

- LOUNGE - 16'8" x 11'9"
- BATHROOM - 8'11" x 8"
- BEDROOM 2 - 14'9" x 9'3"
- LARGE CELLAR
- CATCHMENT - FOULDS AND CHRISTCHURCH PRIMARY SCHOOLS
- KITCHEN - 22" x 14'5"
- MASTER BEDROOM - 15'1" x 13'6"
- BEDROOM 3 - 11'4" x 9'8"
- GOOD-SIZED GARDEN

Agents Notes

Further benefits include a large functional cellar, potential to extend the property to the rear and to the loft (STPP). Further features include a recently installed Positive Input Ventilation Unit (plus vents in all bedrooms), brand new carpets to the stairs and landings as well as ample storage throughout the property.

Shops, library and other amenities - 5 minute walk
Closest station is High Barnet Underground (Northern Line) - 10 minute walk.

EPC rating: C
Council Tax Band: E