

Chas R

LOWE

Est. 1876

La Casita Barnet Road, Barnet
£1,100,000 Freehold





Front door leading into ENTRANCE HALL : built in cupboard with hanging rail.

BEDROOM : double glazed window overlooking front courtyard, range of built in wardrobes, power points.

ENSUITE BATHROOM : concealed flush WC, bidet, vanity unit with wash hand basin, panelled bath, separate shower cubicle.

RECEPTION ROOM : double glazed sliding patio doors leading onto conservatory, double glazed windows overlooking front courtyard, parquet flooring, sunken lounge area, exposed chimney breast, power points.

FITTED KITCHEN : base and eye level units, marble work surfaces to two sides, one and a half bowl sink and milled drainer, electric hob, electric double oven, plumbing for washing machine, tiled flooring, windows overlooking conservatory to garden, door to utility room.

OFFICE : double glazed window overlooking front, power points, built-in office furniture, laminate flooring.

DOUBLE GLAZED CONSERVATORY : double doors leading onto rear garden, tiled flooring, door to utility area.

UTILITY ROOM : storage cupboards, plumbing for washing machine, space for tumble dryer, door to

LOBBY AREA : double glazed door leading onto front of property, door to garage.

GUEST CLOAKROOM : low level flush WC, vanity unit with wash hand basin.

BEDROOM : double glazed window overlooking rear garden, built in wardrobes, power points.

Lobby area from reception room leading to

BEDROOM : double glazed window overlooking rear garden, built in wardrobes, power points.

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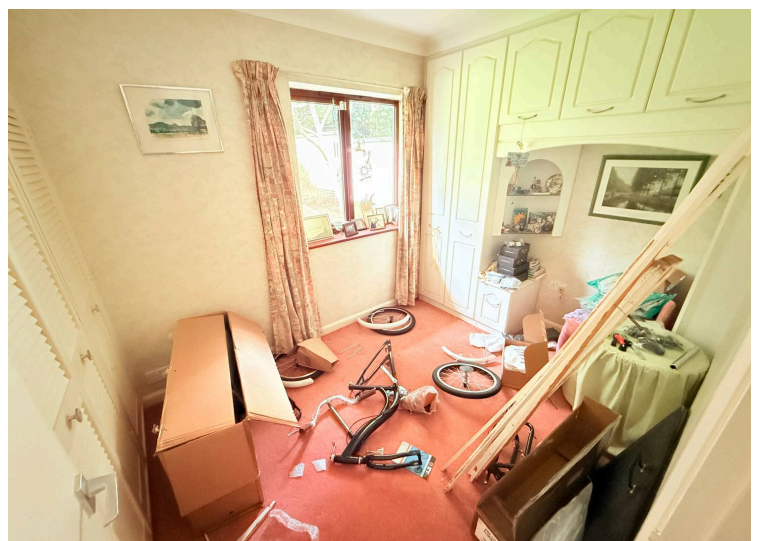
FAMILY BATHROOM : concealed flush WC, vanity unit with wash hand basin, tiled panelled bath with hot & cold mixer taps and shower attachment, tiled walls.

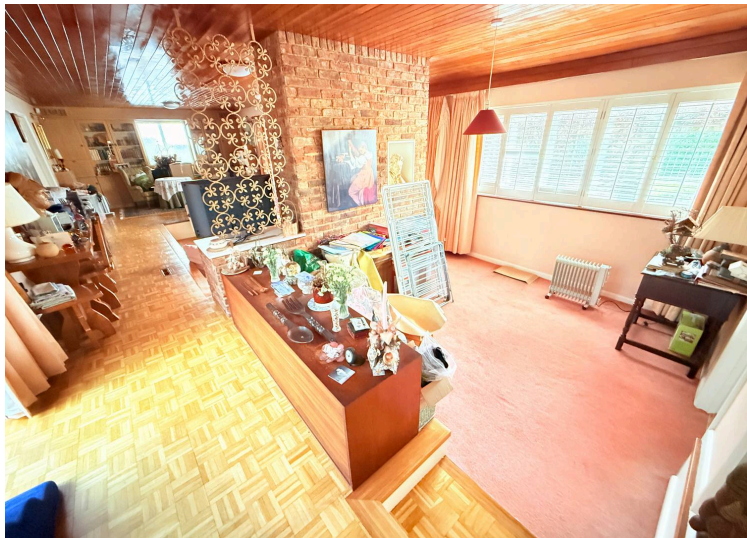
REAR GARDEN : initial paved patio area, brick built barbecue, laid to lawn with pathway leading to hardstanding with cabin (with power), shed.

DOUBLE GARAGE : remote controlled up and over door, power and light, frosted windows, double gates to front courtyard.

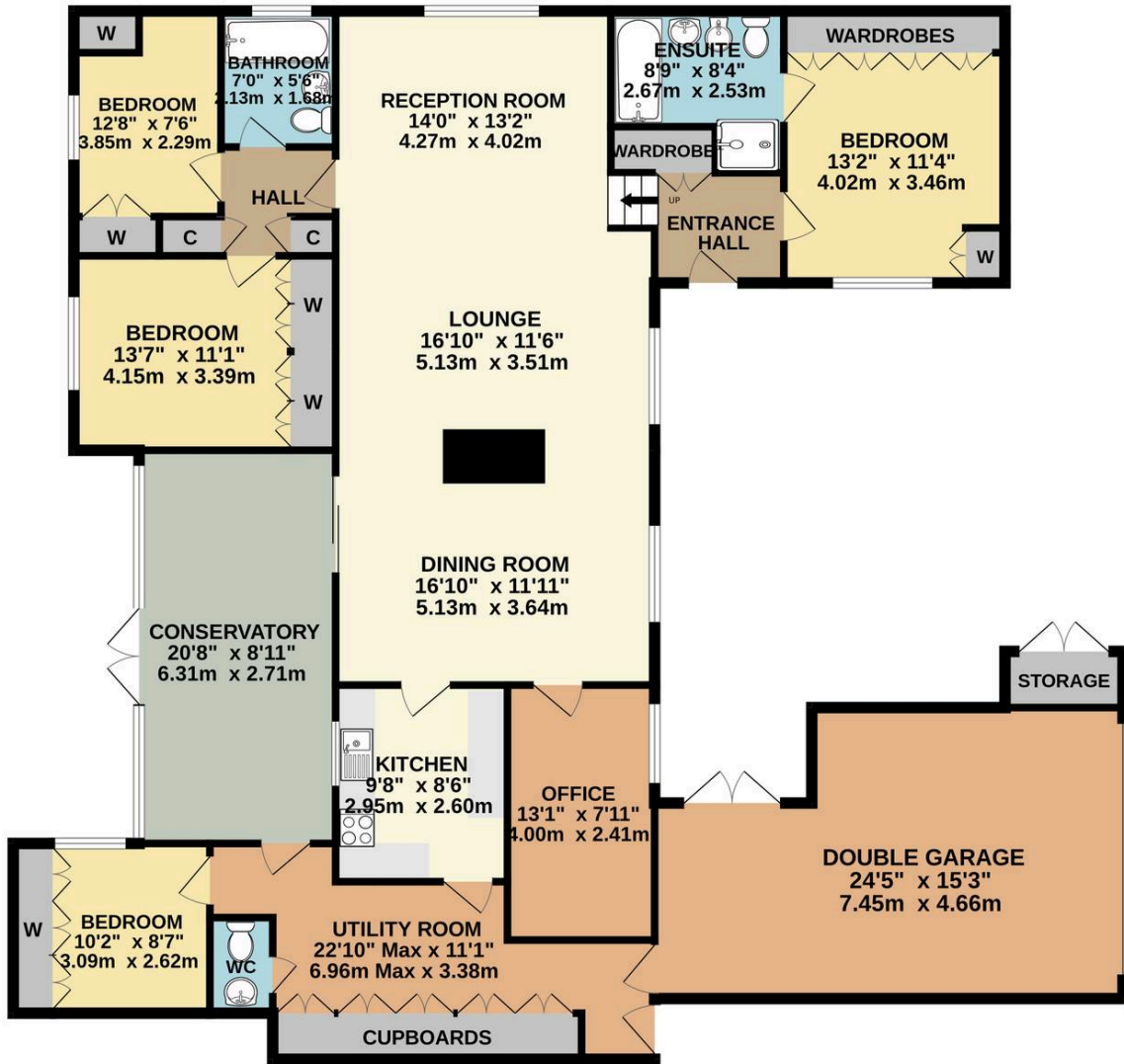
(PLEASE REFER TO FLOORPLAN FOR EXACT LAYOUT OF ROOMS.)







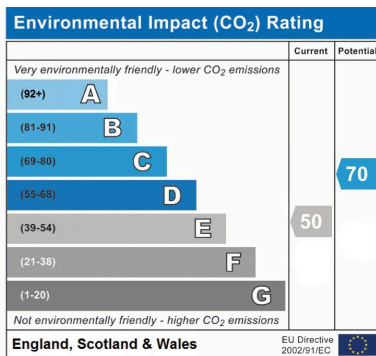
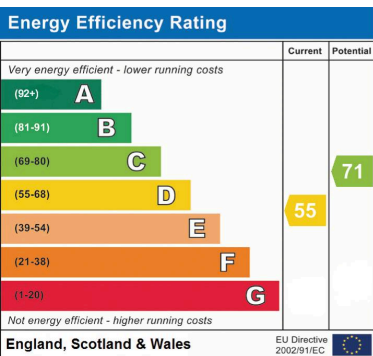
GROUND FLOOR
1779 sq.ft. (165.3 sq.m.) approx.



MEASUREMENTS EXCLUDE THE DOUBLE GARAGE

TOTAL FLOOR AREA : 1779 sq.ft. (165.3 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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- 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.