



Asking Price £600,000
East Barnet Road, EN4



BRITISH
PROPERTY
AWARDS
2021
2024
★★★★★
GOLD WINNER
ESTATE AGENT
IN BARNET

4
Bedrooms

2
Bathrooms

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This spacious END of TERRACED property offers FOUR BEDROOMS, including one downstairs with an ensuite bathroom and a double reception room. The home features a well-equipped kitchen and ample living space, and leads onto an attractive West-facing garden. Located on East Barnet Road, the property is offered chain-free and is ready for personal touches.

Located in East Barnet, Hertfordshire, this end-of-terrace property on East Barnet Road offers a comfortable and practical living space. The property features four bedrooms, including a downstairs bedroom with an ensuite bathroom, providing privacy and convenience. It would suit someone with a disability or an elderly person who can't manage the stairs. In addition to the ensuite, there is a second bathroom upstairs to serve the remaining bedrooms. The double reception room offers a versatile space for relaxation or entertaining guests. There is a West-facing garden benefitting from afternoon and evening sunshine.

The kitchen is designed to be functional, providing ample space for meal preparation and storage. The property is unfurnished, allowing new owners to personalise the space according to their preferences. The end terrace layout provides additional privacy and a sense of openness. The property is situated in a convenient location with access to local amenities and transport links. Barnet offers a range of shops, restaurants, and services, making it a practical choice for families and professionals alike.

The area is well-connected by public transport, providing easy access to central London and surrounding areas.

RECEPTION: 19' x 12' 7" (5.79m x 3.84m) Double glazing to front aspect, vinyl flooring, two double radiators, stairs to upstairs.

RECEPTION / DINER: 11' 00" x 7' 09" (3.35m x 2.36m) Vinyl flooring, double radiator

KITCHEN: 12' 5" x 8' 8" (3.78m x 2.64m)

Double-glazed window and door to the rear aspect, vinyl flooring, square edge work surface, stainless steel sink and drainer with mixer taps, wall and base units, gas hob, built-in oven with extractor hood, part tiled walls, sunken spotlights, plumbing for washing machine, double radiator.

DOWNSTAIRS BEDROOM: 11' x 11' (3.35m x 3.35m) Double-glazed to side aspect, carpet and double radiator

EN-SUITE SHOWER & W/C: 8' x 5' 4" (2.44m x 1.63m)

Double-glazed window to rear aspect, tiled shower cubicle, sink with mixer taps and vanity unit, low-level flush w/c, part-tiled walls, extractor fan, heated towel rail.

LANDING: 6' x 4' (1.83m x 1.22m) Double-glazed window to side aspect, carpet.

BATHROOM & W/C: 8' x 6' (2.44m x 1.83m) Double-glazed window to rear aspect, tiled walls, panelled bath, wall shower with mixer taps, shower screen, low level flush w/c, heated towel rail and sink with vanity unit.

BEDROOM: 11' x 12' (3.35m x 3.66m) Double-glazed window to rear aspect, carpet, wall-to-wall wardrobes, double radiator.

BEDROOM: 12' 6" x 12' (3.81m x 3.66m) Double-glazed window to front aspects, laminate flooring, double radiator.

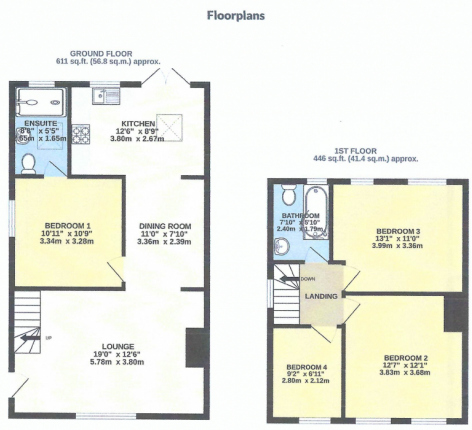
BEDROOM: 7' x 9' 2" (2.13m x 2.79m) Double-glazed window to front aspect, storage cupboard and double radiator.

REAR GARDEN: 52' x 28' (15.85m x 8.53m) Patio area, lawn, two garden sheds, shrubs, gate to front,

FRONT GARDEN: Off-street parking for 2 cars and laid to lawn



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| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 81 |
| (69-80) C | | |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

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