



**BRITISH
PROPERTY
AWARDS**

**2021
2024**

★★★★★

GOLD WINNER

ESTATE AGENT
IN BARNET



3

Bedrooms



1

Bathroom



Well presented 3 BEDROOM END OF TERRACED HOUSE with open plan receptions, Modern fitted Kitchen, Southerly facing rear garden, DOUBLE GARAGE at rear & OFF STREET PARKING 2 CARS. Very well located to popular schools & open spaces. Conveniently located to Hampden Square shops & Southgates Shopping facilities, restaurants & Tube station. Set in Quiet Location.

Located on Uplands Road in East Barnet, this three-bedroom end terrace house is arranged with two reception rooms, one bathroom, a double garage, off-street parking for two cars and a southerly facing rear garden. The property is positioned in a quiet location and is near local schools and parks. The accommodation provides a three-bedroom layout suitable for use as sleeping accommodation, with the additional flexibility of two open-plan reception rooms. The reception rooms can be used for sitting, dining, study or other household purposes according to the occupants' requirements. The property also includes one bathroom serving the accommodation. As an end terrace house, the property occupies the end position within the terrace, with the external arrangement including a rear garden and dedicated parking facilities. The rear garden faces southerly and provides private outdoor space connected with the house. The parking provision comprises off-street parking for two cars, supported by a separate double garage. The garage may provide enclosed vehicle storage and additional storage capacity, subject to its existing arrangement and use. The combination of off-street parking and a double garage forms part of the property's stated external facilities. The property is offered for sale, and the supplied information identifies it as well presented, while the accommodation and external features remain as described above. The location is stated to be near local schools, providing access to educational facilities in the surrounding area, and near local parks, providing nearby public open spaces.

ENTRANCE PORCH: 2' 06" x 5' 06" (0.76m x 1.68m) Double-glazed door and window to the front aspect, tiled flooring.

ENTRANCE HALL: 14' 04" x 5' 08" (4.37m x 1.73m) Coving to ceiling, under stairs storage cupboard x 2, radiator.

THROUGH-LOUNGE: 24' 09" x 12' 01" (7.54m x 3.68m) **FRONT ROOM:** Coving to ceiling, carpet, wooden fireplace. **REAR ROOM:** Double glazed window to rear aspect, carpet, radiator, coving to ceiling.

KITCHEN: 12' 08" x 7' 00" (3.86m x 2.13m) 12'08" x 7'00" < 8'05" Double-glazed door to garden, double-glazed window to side & rear aspect, wall- and floor-standing kitchen units, gas hob, double electric oven, plumbed for washing machine, fitted fridge-freezer, radiator, part tiled walls.

LANDING: 7' 00" x 3' 09" (2.13m x 1.14m) Double-glazed window to side aspect, carpet.

BATHROOM: 7' 06" x 6' 05" (2.29m x 1.96m) Double-glazed window to rear aspect, storage cupboard, panel bath with mixer tap and shower attachment.

REAR BEDROOM: 11' 07" x 11' 6" (3.53m x 3.51m) Double-glazed window to rear aspect, carpet, radiator.

FRONT BEDROOM: 9' 02" x 7' 00" (2.79m x 2.13m) 9'02" into bay x 7'00" Bay double-glazed window to front aspect, carpet, radiator.

FRONT BEDROOM: 12' 06" x 11' 00" (3.81m x 3.35m) 12'06" into bay x 11'00" Bay double-glazed window to front aspect, carpet, radiator.

GARDEN - GARAGE: 68' 00" x 23' 00" (20.73m x 7.01m) South westerly facing, mainly laid to lawn, mature garden shrubs, garden shed, pedestrian side access, incorporating garage... **GARAGE:** 16'00" x 16'00" and **STORAGE ROOM** within Garage: 6'00" x 8'00" Gated service road to rear.

FRONT DRIVE WAY: 20' 07" x 18' 01" (6.27m x 5.51m) Off-street parking for 2 cars.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Uplands Road, East BARNET EN4 8NY

