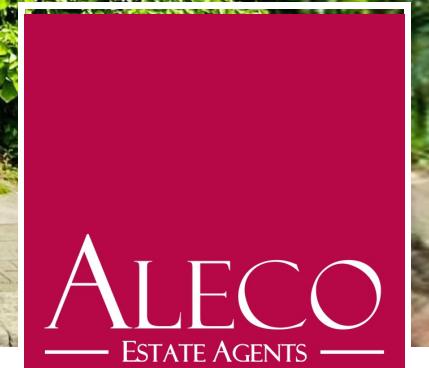




**Leicester Road**

New Barnet, EN5 5DA

**£850,000**



# Welcome to Leicester Road

New Barnet, EN5 5DA

Nestled on Leicester Road in the charming area of Barnet, this detached house presents a rare opportunity for those seeking a project with immense potential. Boasting two reception rooms, five bedrooms, and a bathroom, this property is in need of total modernisation.

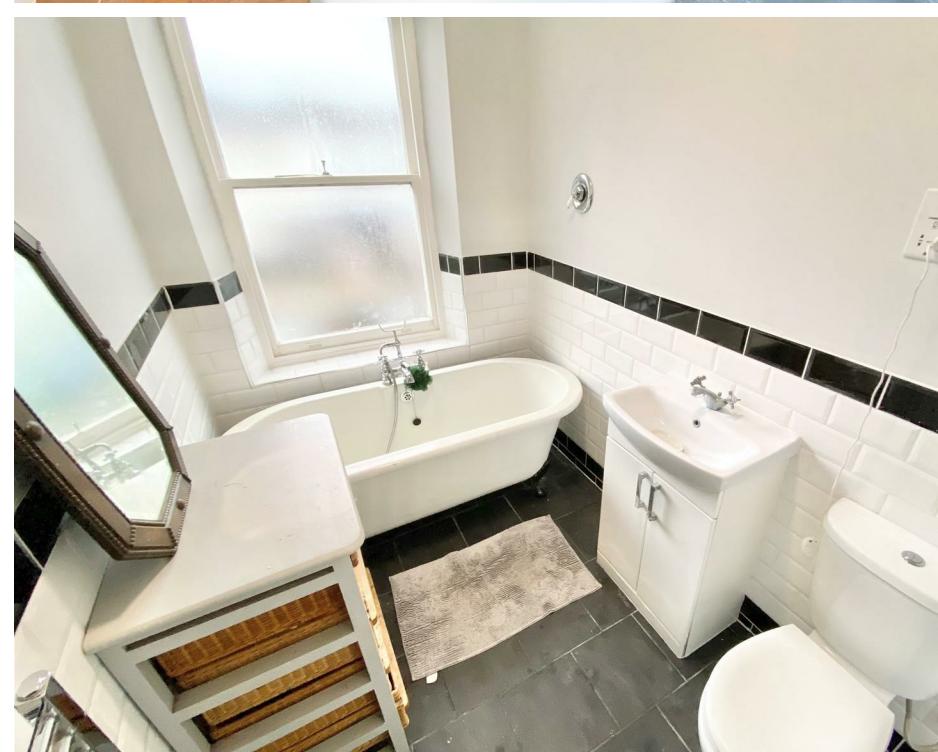
With its spacious layout and excellent location within walking distance to New Barnet station, this property offers the perfect canvas for those looking to create their dream home. The property has excellent potential for redevelopment, subject to planning permission.

Furthermore, the added benefit of being chain-free makes this property even more enticing for those eager to make their mark on a well-located property. Don't miss out on the chance to transform this property into a stunning residence.

For viewings call sole agents Aleco on 020 8449 8808



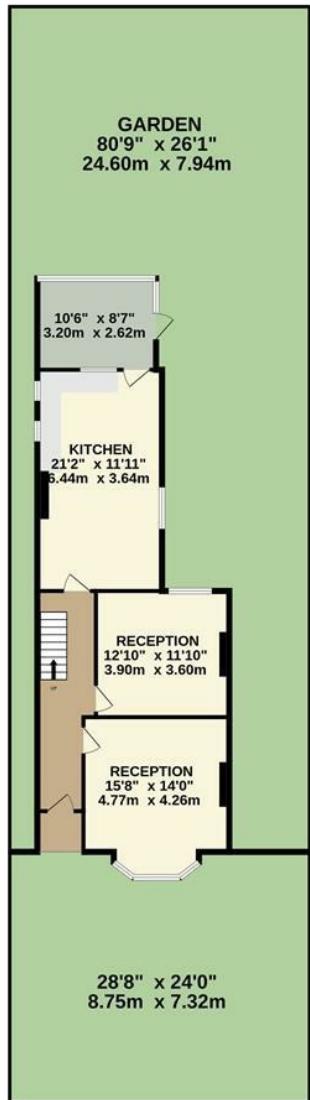






# Floor Plan

GROUND FLOOR  
817 sq.ft. (75.9 sq.m.) approx.



1ST FLOOR  
701 sq.ft. (65.1 sq.m.) approx.



2ND FLOOR  
446 sq.ft. (41.4 sq.m.) approx.

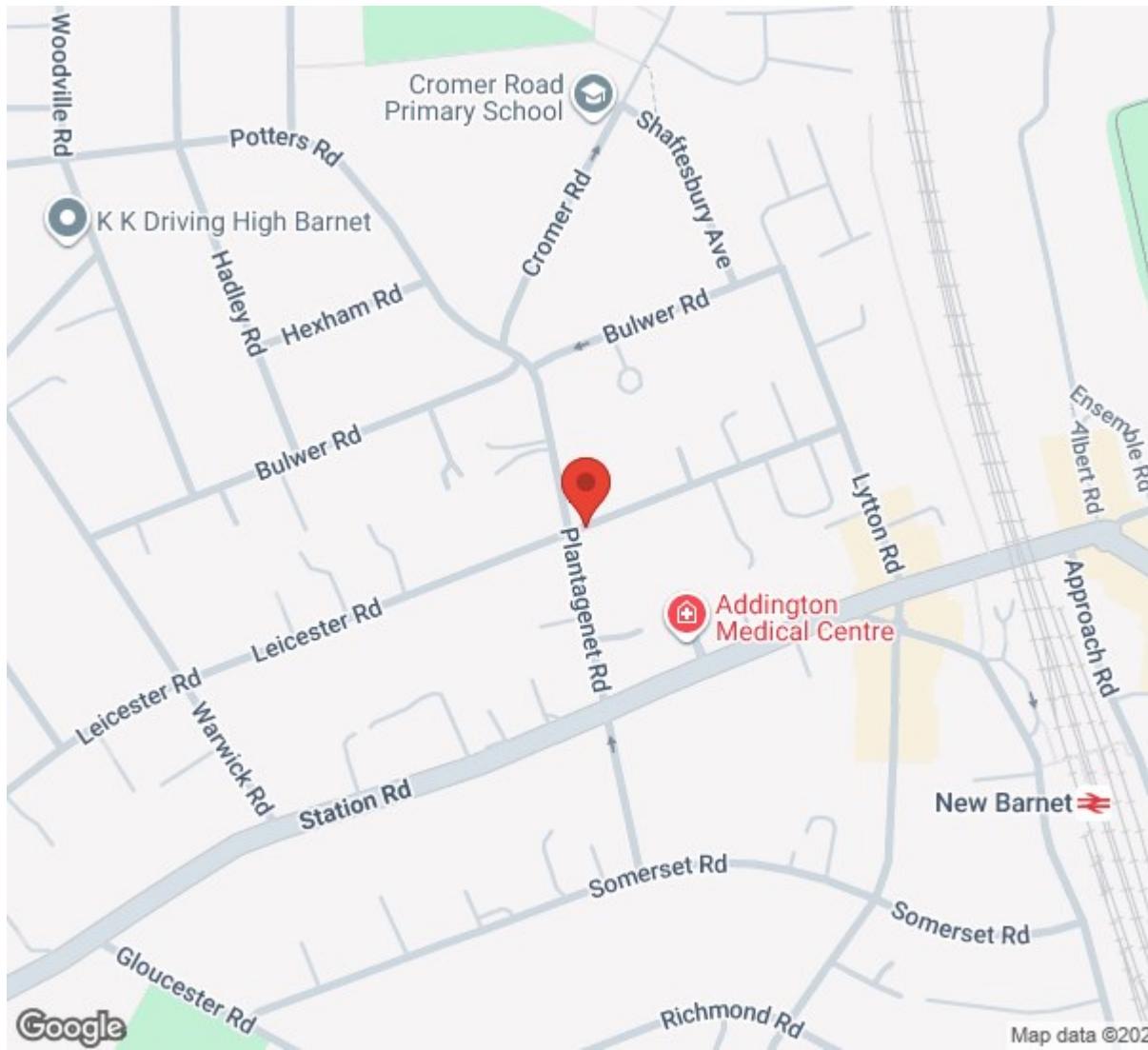


TOTAL FLOOR AREA: 1964 sq.ft. (182.4 sq.m.) approx.

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, structures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Area Map



## Viewing

Please contact our Aleco Estate Agents Office on **02084498808** if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Aleco Estate Agents

256 East Barnet Road, East Barnet, Hertfordshire, EN48TD

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## Energy Efficiency Graph

