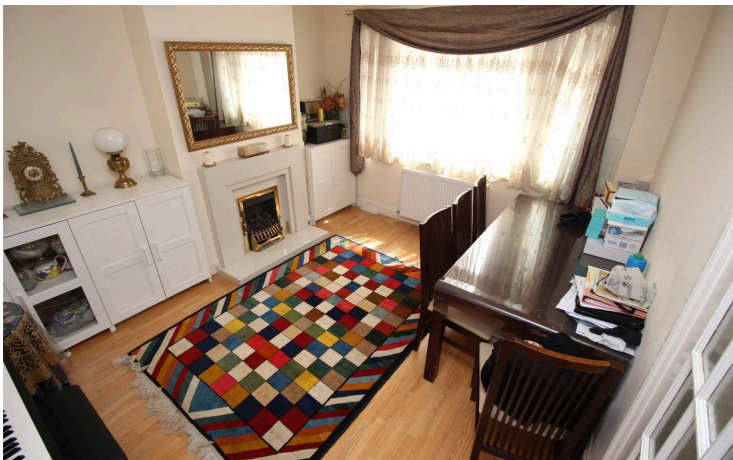


Chas R

LOWE

Est. 1876

**41 Jackson Road, Barnet**  
£750,000 Freehold



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**LARGE ENTRANCE HALL 15'5 x 7'7**

Stairs leading to landing, understairs storage cupboard, laminate flooring.

**GUEST CLOAKROOM :** low level flush WC, wall mounted wash hand basin, tiled walls, double glazed frosted window.

**RECEPTION ROOM 12'11 x 11'3**

Double glazed bay window overlooking front, double radiator, gas coal effect fire (not tested) with marble hearth and surround, laminate flooring, power points.

**RECEPTION ROOM 23'4 x 11'3**

Double glazed double doors with double glazed windows to side leading onto rear garden, laminate flooring, TV aerial point, power points, two double radiators, serving hatch with breakfast bar.

**FITTED KITCHEN 13'0 x 9'0**

Base and eye level units, roll top work surfaces to two sides including breakfast bar, five ring gas hob with extractor fan and light above, electric oven below, stainless steel sink, integrated dishwasher, washing machine, space for American style fridge freezer, double glazed window overlooking garden, partly tiled walls, tiled flooring.

**LANDING :** double glazed frosted window, access to loft.

**BEDROOM 11'7 x 11'3**

Double glazed window overlooking rear garden, single radiator, power points.

**ENSUITE SHOWER ROOM :** low level flush WC, wall mounted wash hand basin, shower cubicle, tiled walls, extractor fan.

**BEDROOM 13'2 x 9'1**

Double glazed window overlooking rear garden, single radiator, power points.

**BEDROOM 11'3 max x 9'10**

Double glazed window overlooking front, single radiator, power points.

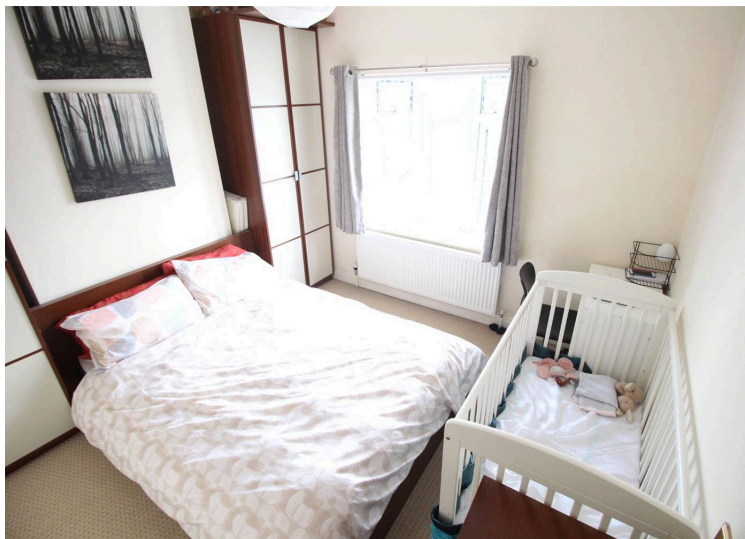
**BEDROOM 9'2 x 9'2**

Double glazed window overlooking front, single radiator, power points.

**BATHROOM :** suite comprising P-shaped bath with shower screen and shower controls, low level flush WC, pedestal wash hand basin, tiled walls, extractor fan, towel rail.

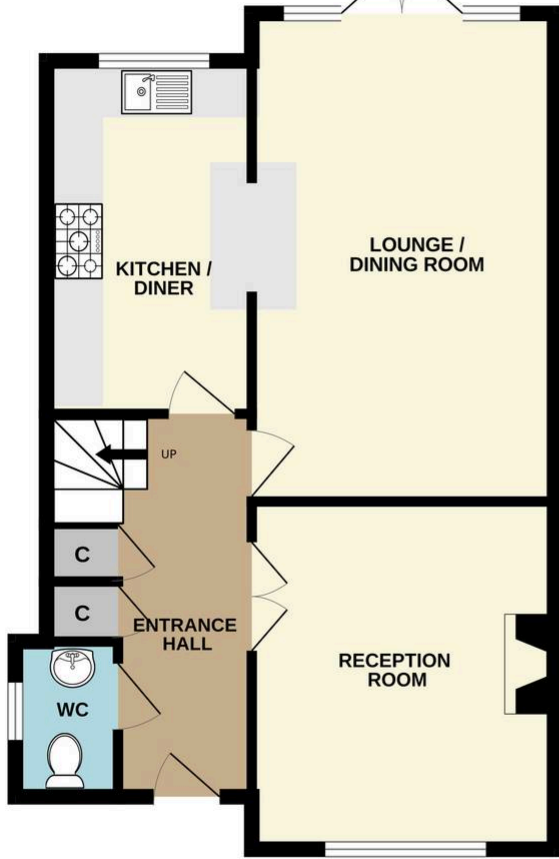
**LANDSCAPED REAR GARDEN :** block paved with gated side access, outside tap and light, raised flower beds, shed (power and light).

**SIDE OF PROPERTY :** block paved off street parking.

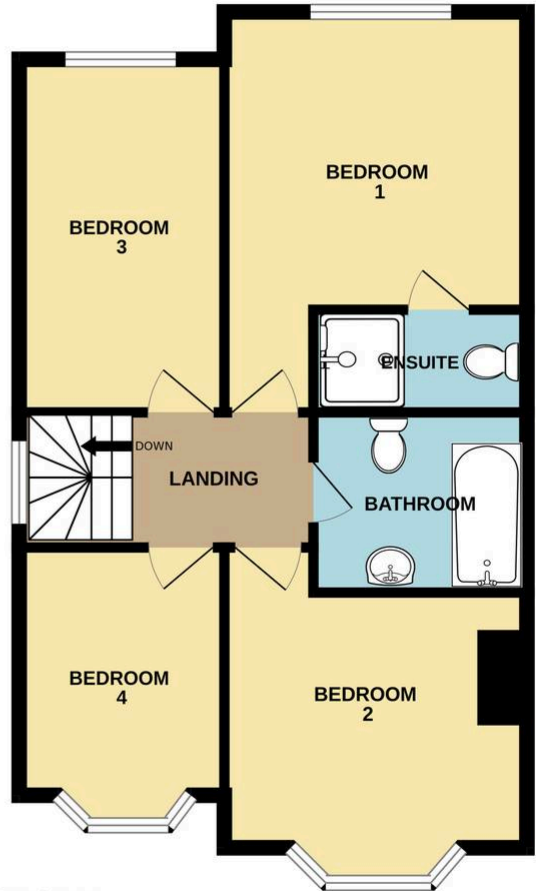




**GROUND FLOOR**  
665 sq.ft. (61.8 sq.m.) approx.



**1ST FLOOR**  
617 sq.ft. (57.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1282 sq.ft. (119.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	70	76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**THE PROPERTY MISEDDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. 2/3/2028

- 1. Money Laundering Regulations:** Prospective purchasers will be required to provide identification documents at a later stage. We kindly request your cooperation to ensure there is no delay in progressing the sale.
- 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.

#### Anti-Money Laundering (AML)

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.