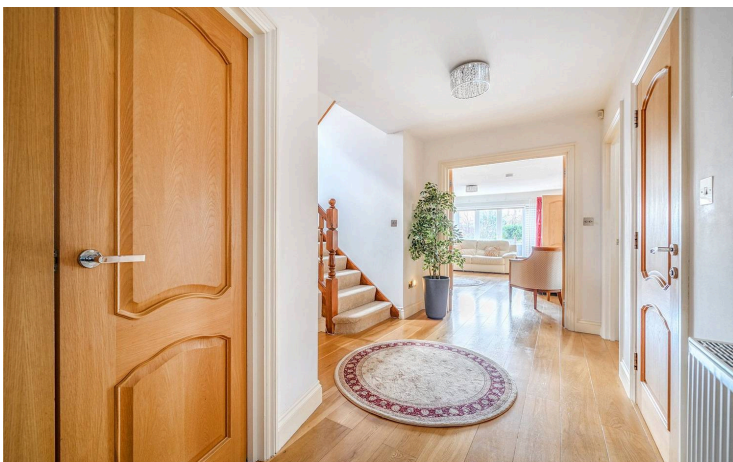


Chas R

LOWE

Est. 1876

112b Park Road, New Barnet
£1,100,000 Freehold





Double glazed front door leading into ENTRANCE PORCH : double glazed window, tiled flooring, light, double glazed door leading into

ENTRANCE HALL : wood flooring, double radiator, power points, stairs leading to landing, understairs storage cupboard housing Worcester Bosch gas central heating boiler.

GUEST CLOAKROOM : concealed flush WC, vanity unit with wash hand basin, tiled walls, tiled flooring, chrome heated towel rail, shaver point, double glazed frosted window, extractor fan.

Double doors leading to RECEPTION ROOM : exposed brick chimney breast with gas point and marble hearth, TV aerial point, power points, wood flooring, double glazed bi-fold doors leading onto rear garden, two double radiators, double doors leading through to

KITCHEN/DINING ROOM : base and eye level units, quartz work surfaces, space for gas range, extractor fan and light, one and a half bowl sink with milled drainer, power points, double glazed door leading to side access, space for American-style fridge freezer, tiled flooring, double glazed window to side, double glazed double doors with double glazed windows either side leading onto rear garden, tiled flooring.

RECEPTION ROOM : double glazed window overlooking front, double radiator, power points, wood flooring.

LANDING : double glazed frosted window, large utility cupboard with plumbing for washing machine, double radiator, power points.

BEDROOM : double glazed window overlooking rear garden, double radiator, TV aerial point, power points, range of built in wardrobes.

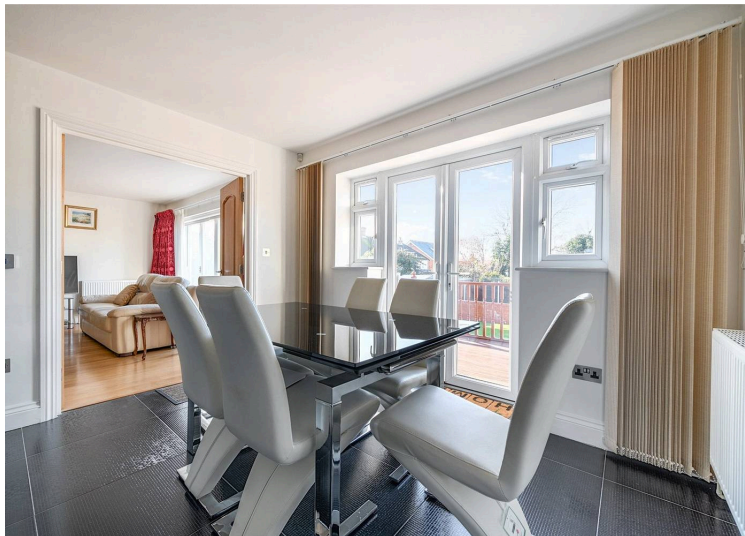
ENSUITE BATHROOM : concealed flush WC, wall mounted wash hand basin, chrome heated towel rail, tiled panelled bath with shower over, tiled walls, tiled flooring, extractor fan.

BEDROOM : double glazed window overlooking front, Velux windows to side, double radiator, power points, range of built in wardrobes.

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

BEDROOM : double glazed window overlooking rear garden, double radiator, built in wardrobes, power points, access to :

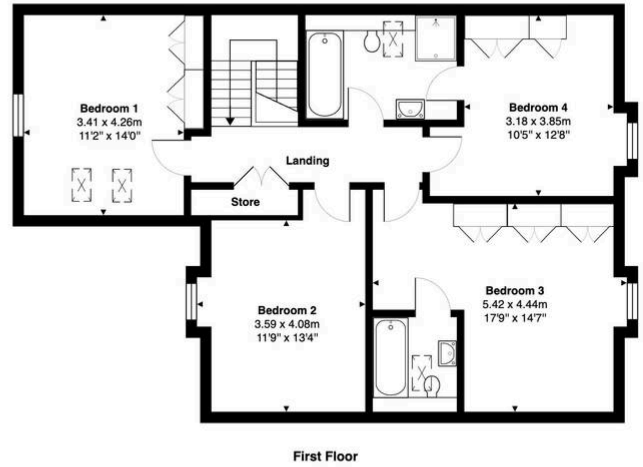
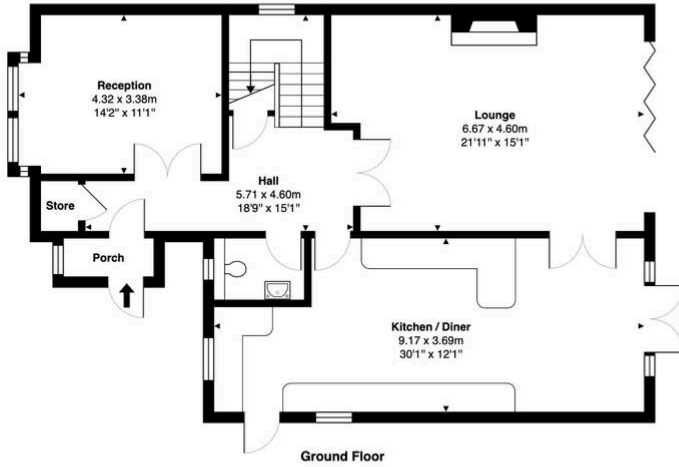
FAMILY BATHROOM : low level flush WC, wall mounted wash hand basin, tiled panelled bath, separate shower cubicle, tiled walls, tiled flooring, chrome heated towel rail.







112B Park Road New Barnet Hertfordshire EN4 9QS



Total Area: 187.8 m² ... 2021 ft²
All measurements are approximate and for display purposes only



THE PROPERTY MISDESCRIPTIONS 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.