Chas R

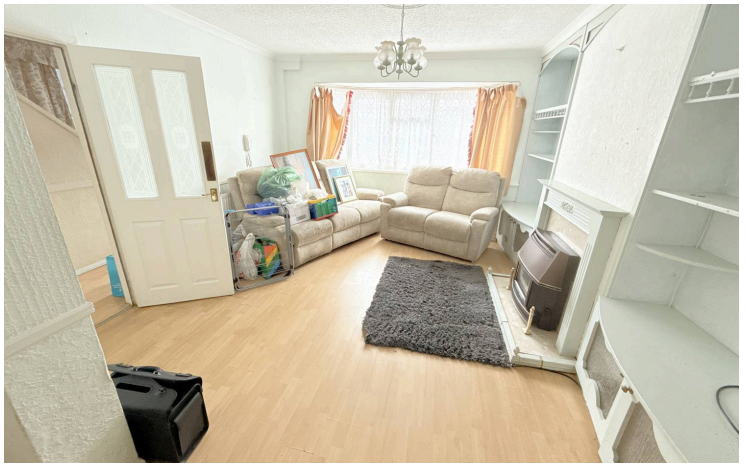
LOWE

Est.1876

78 Northfield Road, Barnet - EN4 9DW

£600,000 Freehold







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10 Church Hill Road East Barnet Herts EN4 8TB





Double glazed front door leading into

ENTRANCE HALL : stairs leading to landing, double radiator, window to garage, understairs storage cupboard.

RECEPTION ROOM : double glazed bay window overlooking front, single radiator, leading to

KITCHEN/BREAKFAST ROOM : base and eye level units, roll top work surfaces to three sides, gas hob with extractor fan and light above, electric oven below, one and a half bowl stainless steel sink and drainer, plumbing for washing machine and dishwasher, space for fridge freezer, double glazed door leading to inner lobby, window overlooking dilapidated conservatory, door leading onto dilapidated conservatory, laminate flooring.

INNER LOBBY : door leading into garage, storage room.

DOWNSTAIRS SHOWER ROOM : low level flush WC, shower cubicle with electric unit.

OFFICE : window overlooking conservatory, power points.

DILAPIDATED CONSERVATORY : sliding doors leading onto rear garden.

LANDING : built in cupboard with shelving, cabin stairs leading to loft room, double glazed window.

BEDROOM : double glazed windows overlooking front, built in wardrobes, power points.

BEDROOM : double glazed windows overlooking rear gardens, built in wardrobes, power points, cupboard housing Worcester Bosch gas central heating boiler.

BEDROOM : double glazed window overlooking front, power points, single radiator, built in wardrobes.

BATHROOM : low level flush WC, pedestal wash hand basin, panelled bath with hot & cold mixer taps and shower attachment, double glazed frosted window.

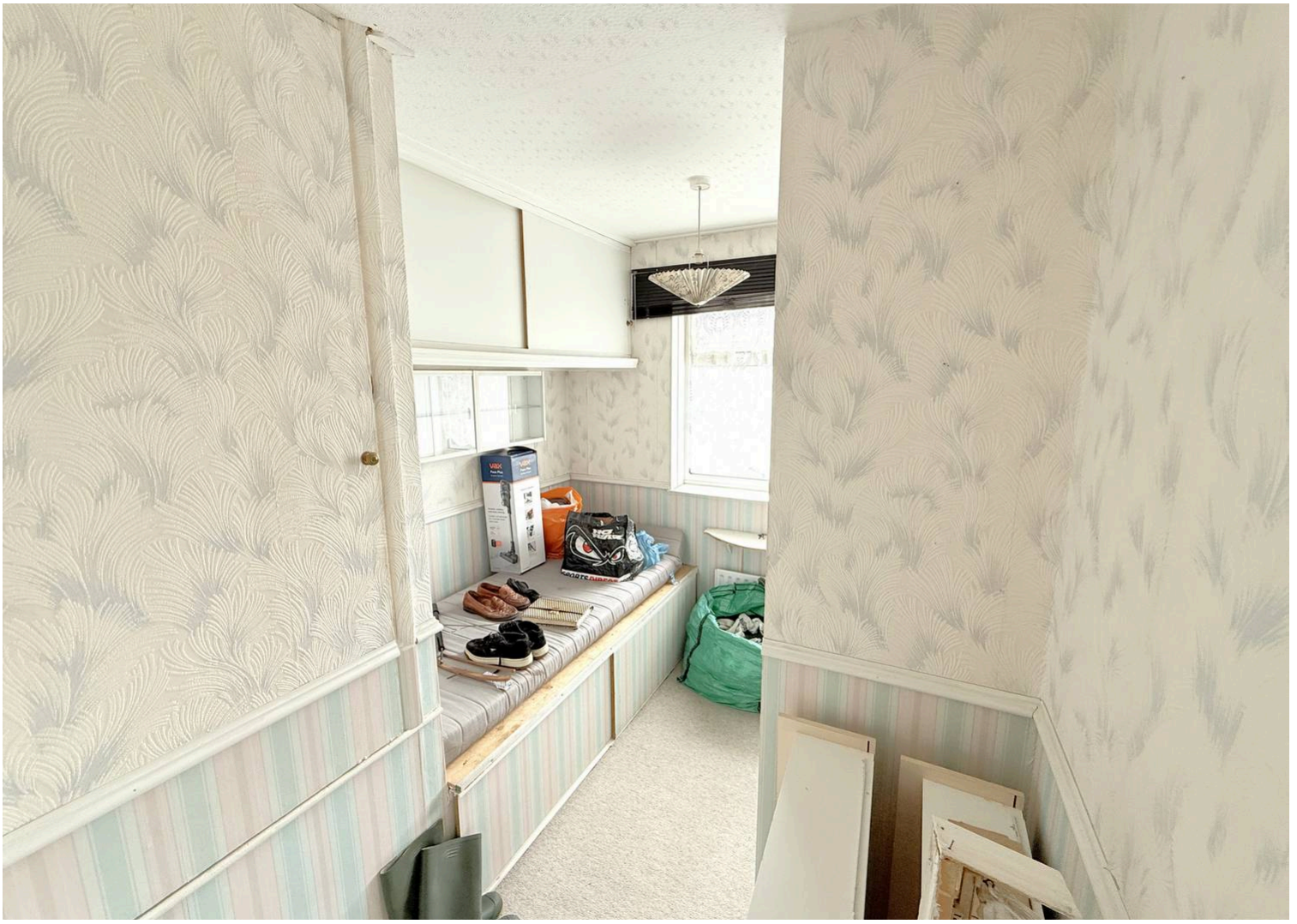
Cabin stairs leading to LOFT ROOM : Velux window to front and rear, eaves storage, built in wardrobes.

REAR GARDEN : overgrown, requires attention.

GARAGE : up and over door to front, power and light.


BEEFEATER


JD
SALE







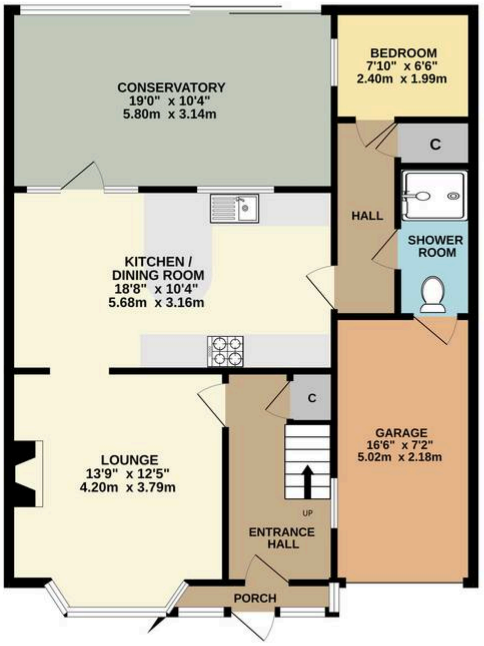




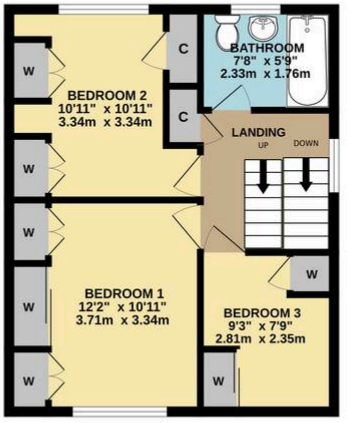




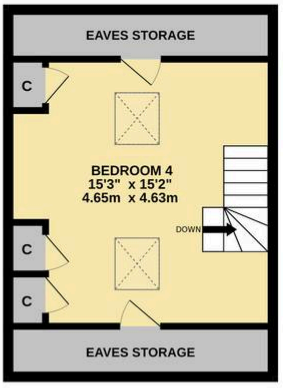
GROUND FLOOR
891 sq.ft. (82.8 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



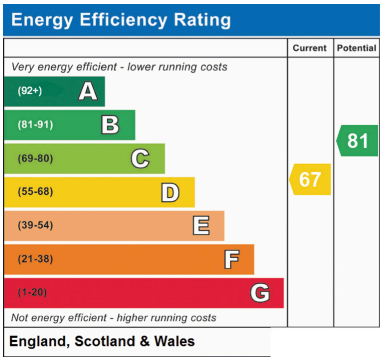
2ND FLOOR
318 sq.ft. (29.6 sq.m.) approx.



MEASUREMENTS INCLUDE THE CONSERVATORY

TOTAL FLOOR AREA : 1637 sq.ft. (152.1 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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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. 2/3/2026

1. **Money Laundering Regulations**
   In accordance with the requirements of the Money Laundering Regulations, prospective purchasers will be required to provide satisfactory proof of identification at a later stage in the transaction. Your cooperation in providing the requested documentation promptly will assist in preventing any delay in the progression of the sale.

2. **General Information**
   Whilst every effort has been made to ensure that the sales particulars are fair, accurate, and reliable, they are provided for general guidance only and do not constitute part of any offer or contract. Should any matter be of particular importance to you, please contact our office and we will endeavour to verify the relevant information for you, particularly if you are intending to travel a considerable distance to view the property.

3. **Measurements**
   All measurements, dimensions, and floor areas provided within these particulars are approximate and are supplied for guidance purposes only. They should not be relied upon as precise measurements and must not be treated as statements of fact.

4. **Services and Appliances**
   Please note that we have not tested any services, systems, equipment, or appliances at the property. Accordingly, prospective purchasers are strongly advised to arrange their own independent surveys, inspections, and service reports prior to finalising any offer to purchase.

5. **Disclaimer**
   These particulars are issued in good faith; however, they do not constitute representations of fact and shall not form part of any offer or contract. All information contained herein should be independently verified by prospective purchasers or tenants. Neither Sequence (UK) Limited nor any of its employees or agents has the authority to make or give any representation or warranty whatsoever in relation to this property.

Anti-Money Laundering (AML)

Chas R Lowe Estates is required to carry out Anti-Money Laundering (AML) checks on buyers and sellers in accordance with applicable money laundering regulations. These checks must be satisfactorily completed before we can proceed with the transaction.

Where any part of a buyer's purchase funds is provided as a gift, each individual providing gifted funds will also be required to undergo AML checks.

We use Coadjute's Assured Compliance service to undertake these checks. A fee of £55.00 plus VAT per individual applies to each AML check conducted.

Once the AML check has been carried out, the fee is non-refundable, regardless of the outcome of the check or whether the sale proceeds to completion. This includes circumstances where an individual does not pass the checks or the sale falls through.