



GREENACRES, GLYN AVENUE, NEW BARNET, EN4

We are pleased to offer for sale this well presented 1 bedroom, share of freehold, ground floor maisonette which is offered chain free.

This property offers a separate fully fitted kitchen leading to a generous living room with a window to the rear facing the Victoria recreation park, a modern bathroom as well as a double bedroom and communal off street parking.

Located in a very quiet area close to local amenities and within moments from New Barnet train Station which makes it a very good first-time-buyer property or investment opportunity.
Viewing is highly recommended.



ACCOMMODATION

* GROUND FLOOR MAISONETTE WITH OWN FRONT DOOR * ENTRANCE HALL * BRIGHT & SPACIOUS RECEPTION ROOM WITH LAMINATE FLOORING * DOUBLE BEDROOM * SEPARATE WELL FITTED KITCHEN * MODERN BATHROOM * CLOSE TO LOCAL AMENITIES * SHARE OF FREEHOLDS *

* SERVICES: ELECTRIC STORAGE HEATING * FEATURES: DOUBLE GLAZING *

PRICE: £249,950 LEASEHOLD

ENTRANCE HALL



RECEPTION ROOM 14'10" x 11'9" (4.52m x 3.58m)
Double glazed window, laminate flooring with linear spotlight bar to the ceiling.



RECEPTION ROOM (pic 2)



KITCHEN 8'5" x 5'7" (2.57 x 1.71)

Double glazed window above the sink, tiled flooring, partially tiled walls & glass splashback. Ceramic hob with under-counter oven and chimney cooker hood above. Plumbed for washing machine & space for fridge freezer. Stainless steel sink with mixer tap & chrome sockets.



BEDROOM 11'1" x 8'5" (3.39 x 2.57)

Double glazed window with electric radiator beneath. Laminate flooring & coving & circular spotlight plate to the ceiling.



BATHROOM 6'6" x 5'11" (2.00 x 1.81)

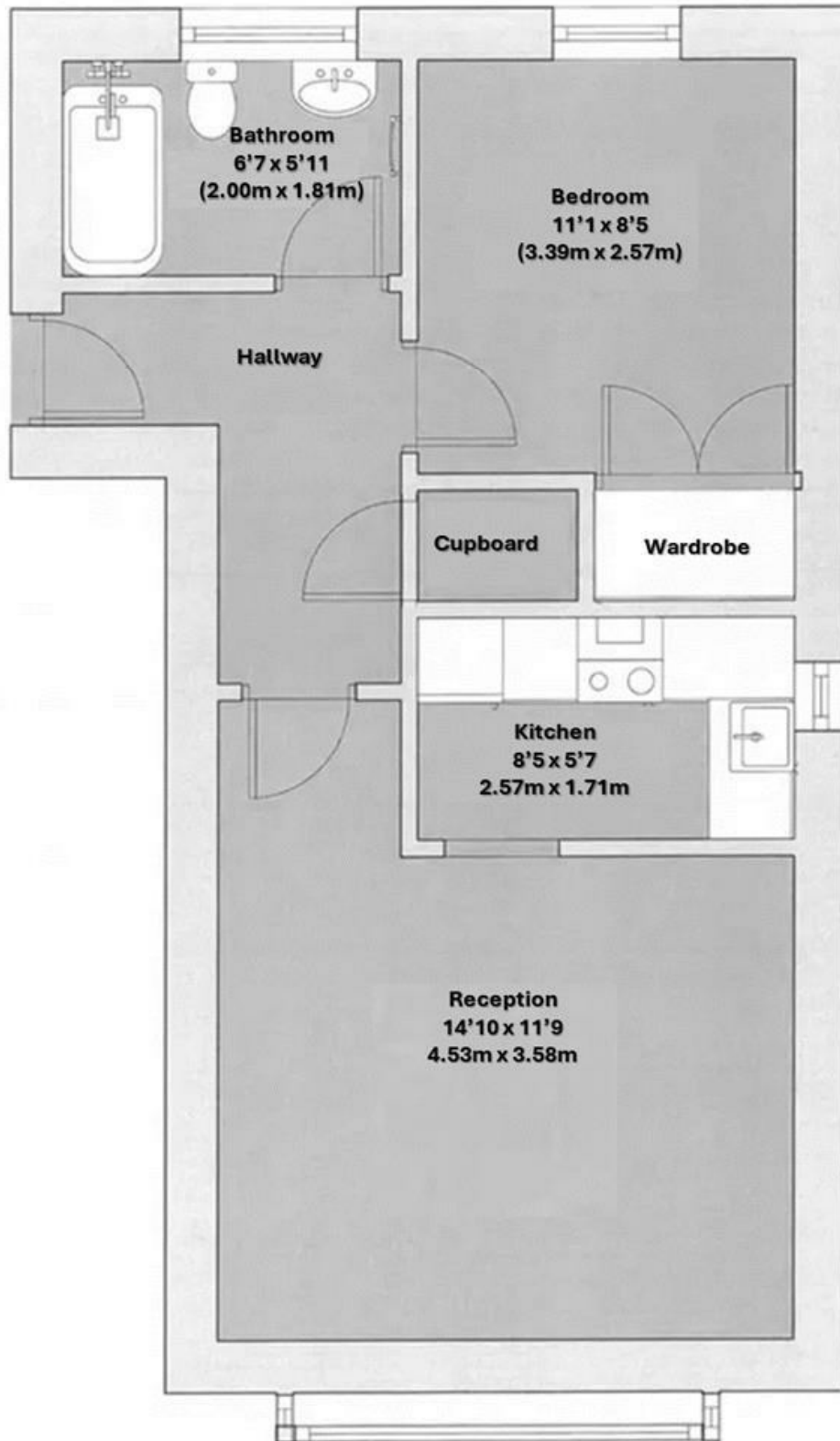
Double glazed frosted window, fully tiled throughout, full sized panelled bath with thermostatic shower & glass shower panel. Low flush WC, pedestal wash hand basin, chrome heated towel rail & spotlights to the ceiling.



Green Acres, New Barnet EN4

Approx internal area: 419 sqft (39 sqm)

All measurements are approximate and are for illustrative purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	75
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.

Call. 020 8449 2255

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