

Chas R

LOWE

Est. 1876

24 Churchmead Close, East Barnet

£715,000 Freehold





Front door leading into ENTRANCE HALL : stairs leading to landing, door to garden, understairs storage cupboard, Amtico flooring, double radiator, airing cupboard with shelving and radiator, further storage cupboard with shelving and fuseboard.

KITCHEN/DINING ROOM

Kitchen area : base and eye level units with roll top work surfaces to two sides plus breakfast bar, one and a half bowl stainless steel sink and drainer, gas hob with Neff extractor fan and light above, electric double oven, partly tiled walls, integrated fridge freezer, integrated Bosch dishwasher, cupboard housing Worcester Bosch gas central heating combi boiler, Amtico flooring, double glazed window overlooking rear garden, double glazed door leading onto rear garden.

Dining area : double glazed sliding patio doors leading onto rear garden, stripped flooring, cast iron fireplace with gas coal effect fire (not tested) with pine surround and slate hearth, double radiator, power points.

RECEPTION ROOM : double glazed windows overlooking front and side, cast iron fireplace with gas coal effect fire (not tested) with pine surround and slate hearth, TV aerial point, power points, laminate flooring, double radiator, single radiator.

DOWNSTAIRS BEDROOM : double glazed window overlooking front, single radiator, laminate flooring, power points.

DOWNSTAIRS BATHROOM : suite comprising low level flush WC, pedestal wash hand basin, shower cubicle, plumbing for washing machine, tiled walls, tiled flooring, double glazed frosted window, extractor, heated towel rail.

LANDING

BEDROOM : double glazed windows overlooking rear gardens and side, double radiator, power points, TV aerial point, built in wardrobes, access to storage area.

BEDROOM : double glazed window overlooking front with views over East Barnet, single radiator, power points, TV aerial point.

BEDROOM : double glazed window to side, single radiator, power points, TV aerial point.

OFFICE/STUDY : double glazed window to side, power points, built in cupboard.

BATHROOM : suite comprising low level flush WC, pedestal wash hand basin, panelled bath with hot & cold mixer taps and shower attachment, tiled walls, extractor fan, double glazed frosted window, tiled flooring, chrome heated towel rail.

REAR GARDEN : initial paved patio area with access to patio from side door in Entrance Hall, outside tap and light, BBQ area, mainly laid to lawn with pathway leading to raised vegetable/flower/shrub beds, greenhouse (power and under-soil heating), fruit trees, brick built workshop and tool store with power, light and double glazed window.

FRONT OF PROPERTY : off street parking for two vehicles.

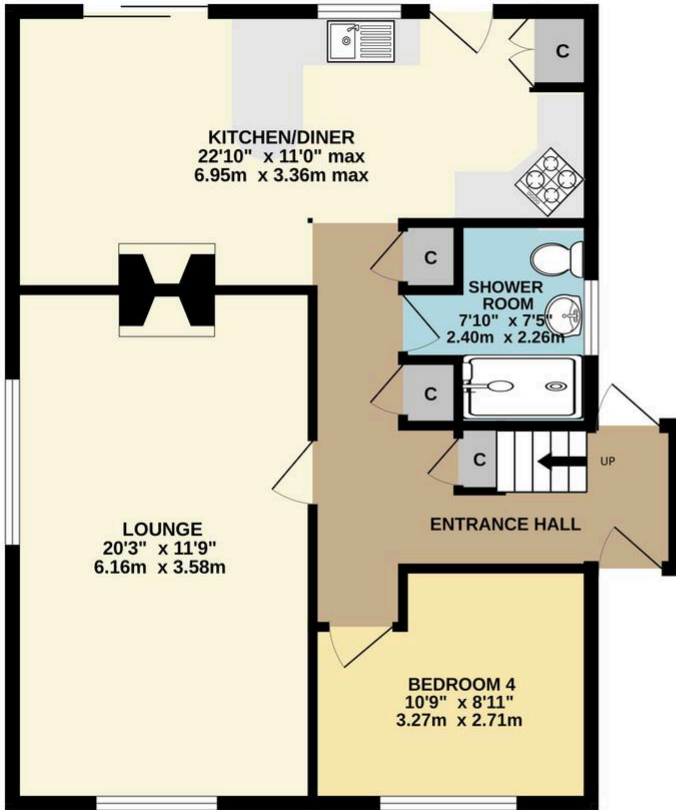
BARNET COUNCIL TAX BAND E



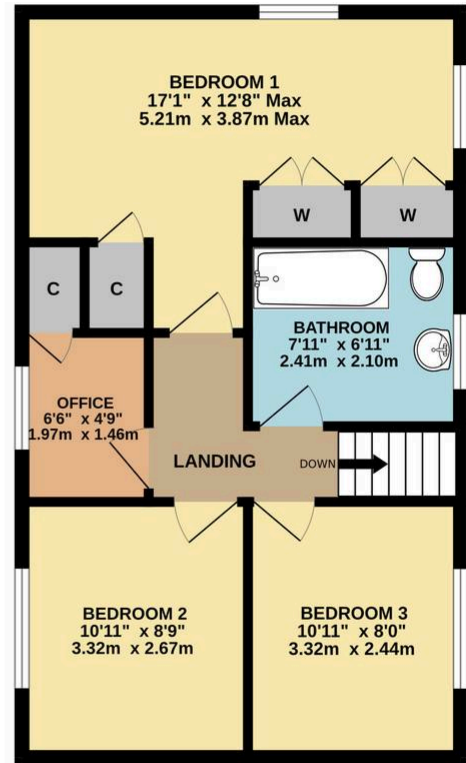




GROUND FLOOR
716 sq.ft. (66.5 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1165 sq.ft. (108.2 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+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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:** 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.