

Chas R

L O W E

Est. 1876

147 Church Hill Road, East Barnet – EN4 8PQ
£700,000 Freehold



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LARGE L-SHAPED ENTRANCE HALL : double radiator, stairs leading to landing, stripped flooring.

GUEST CLOAKROOM : low level flush WC, understairs storage cupboard, corner mounted wash hand basin, Vaillant gas central heating boiler, double glazed frosted window.

RECEPTION ROOM : double glazed bay windows overlooking front, double radiator, stripped flooring, tiled open fireplace, power points.

RECEPTION ROOM : double glazed double doors with double glazed windows either side leading onto rear garden, double radiator, power points, laminate flooring.

KITCHEN/DINING ROOM : base and eye level units, roll top work surfaces to two sides, partly tiled walls, stainless steel sink and drainer, plumbing for washing machine and dishwasher, electric hob with extractor fan and light above, electric double oven, space for fridge freezer, double glazed frosted window to side, double glazed window overlooking rear garden, double glazed double doors leading onto rear garden, double radiator, tiled flooring, power points.

LANDING : stairs leading to bedroom 4, stained glass leaded light window.

BEDROOM : double glazed bay windows overlooking front, range of fitted wardrobes, double radiator, access to loft eaves space, power points.

BEDROOM : double glazed windows overlooking rear garden with views towards Southgate, single radiator, stripped flooring, alcove wardrobe.

BEDROOM : double glazed windows overlooking rear garden, power points.

BATHROOM : suite comprising low level flush WC, pedestal wash hand basin, tiled panelled bath with shower, airing cupboard housing Megaflo, double glazed frosted window.

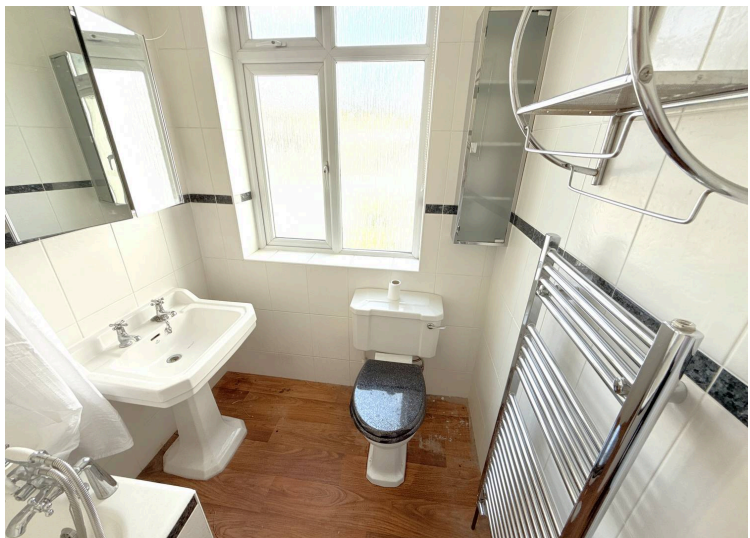
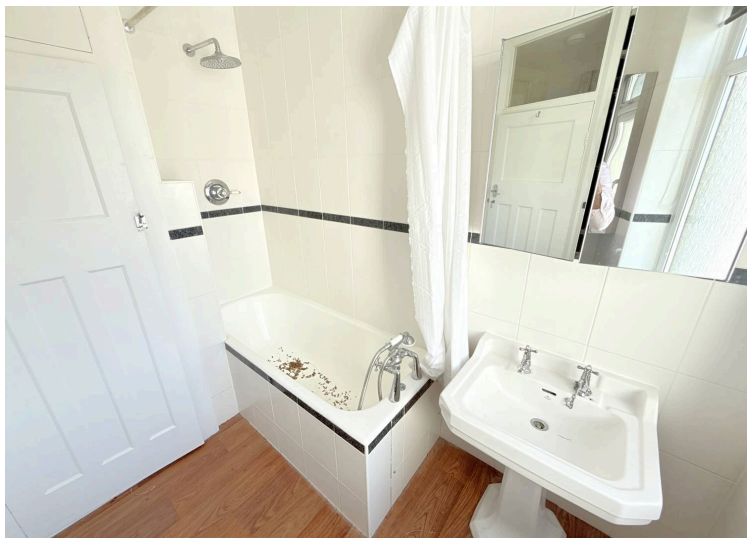
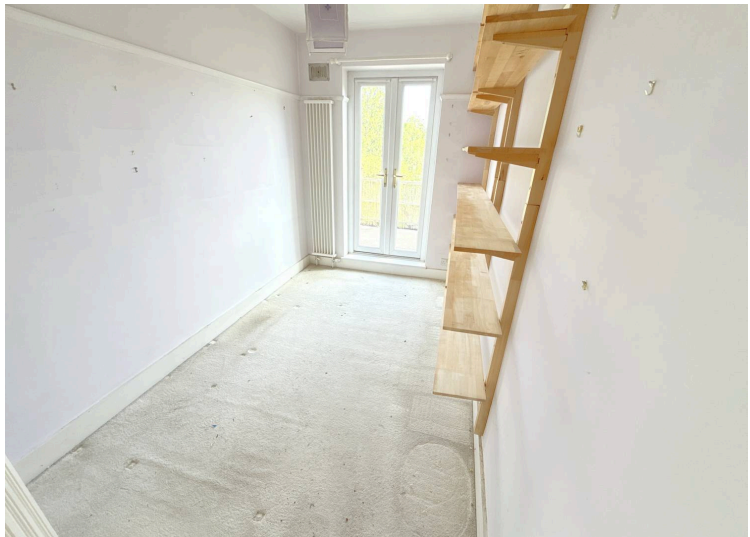
Stairs leading to SECOND LANDING : Velux window.

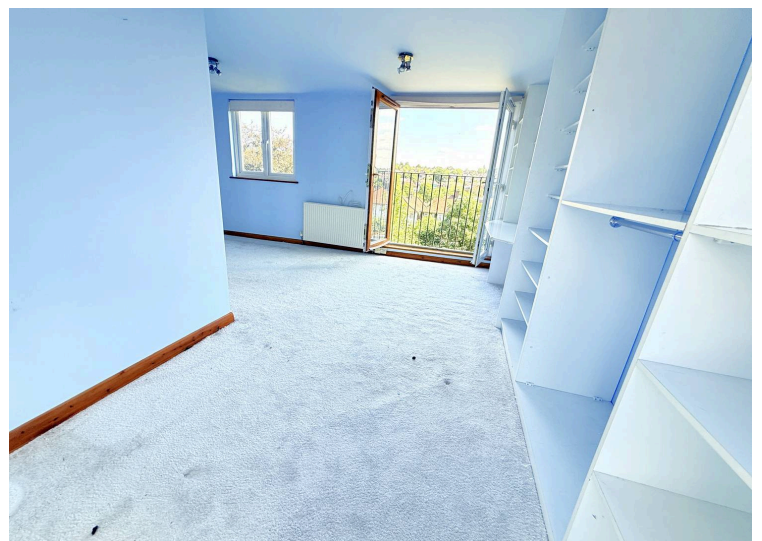
BEDROOM : double glazed Juliette balcony overlooking rear gardens with views towards Southgate, double glazed window to side, double radiator, Velux window to front, eaves storage, power points.

SHOWER ROOM : low level flush WC, pedestal wash hand basin, quadrant shower cubicle, chrome heated towel rail, tiled walls, Velux window to front.

REAR GARDEN : initial paved patio area with gated side access, mainly laid to lawn with mature shrub and flowerbed borders, pathway leading to further patio, gated rear access.

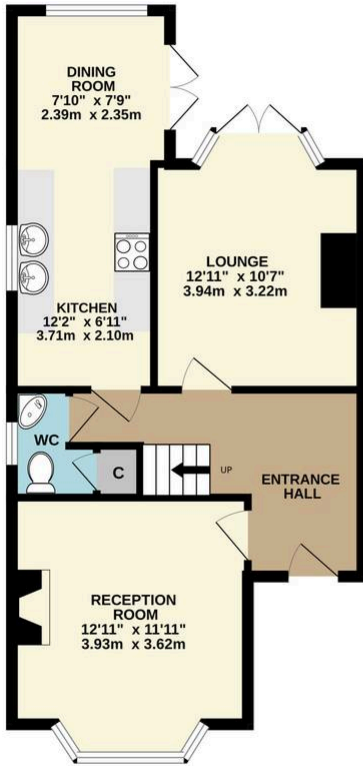
MARLEY-STYLE GARAGE : access to rear service road.







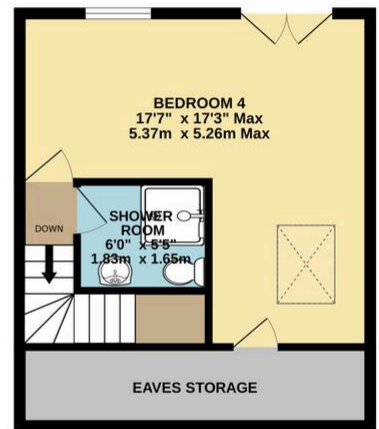
GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



2ND FLOOR
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 1313 sq.ft. (122.0 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		82
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		



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- 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.
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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.