



**Lancaster Road, Barnet, Hertfordshire, EN4**

**Asking Price: £525,000**  
*Freehold*

# Lancaster Road, Barnet, Hertfordshire, EN4

A well presented three bedroom semi-detached family home featuring a versatile garden room, a south-west facing rear garden, and off-street parking to the front.

Offered chain free, the property is ideally situated close to a selection of highly regarded local schools, including Danegrove Primary School, St Mary's Church of England Primary School, and East Barnet Secondary School. The shops, cafés, amenities, and nature reserve of East Barnet Village are all close by.

The accommodation comprises a spacious through lounge, a ground-floor shower room/WC, a fitted kitchen, and an extended breakfast room/playroom. The first floor offers bedrooms and bathroom.

For commuters, New Barnet and Oakleigh Park mainline stations are both within half a mile, providing convenient services into London Moorgate and King's Cross.

- **CHAIN FREE SEMI DETACHED HOUSE**
- **THREE BDEROOM**
- **THROUGH LOUNGE**
- **FITTED KITCHEN**
- **BREAKFAST/PLAY ROOM**
- **GROUND FLOR SHOWER ROOM/WC**
- **FIRST FLOOR BATHROOM**
- **MULTI PURPOSE GARDEN ROOM**
- **SOUTH WEST FACING GARDEN**
- **OFF STREET PARKING**

## 114 Lancaster Road

Approximate Gross Internal Area = 82.0 sq m / 887 sq ft  
Outbuilding = 15.0 sq m / 162 sq ft  
Total = 97.0 sq m / 1049 sq ft

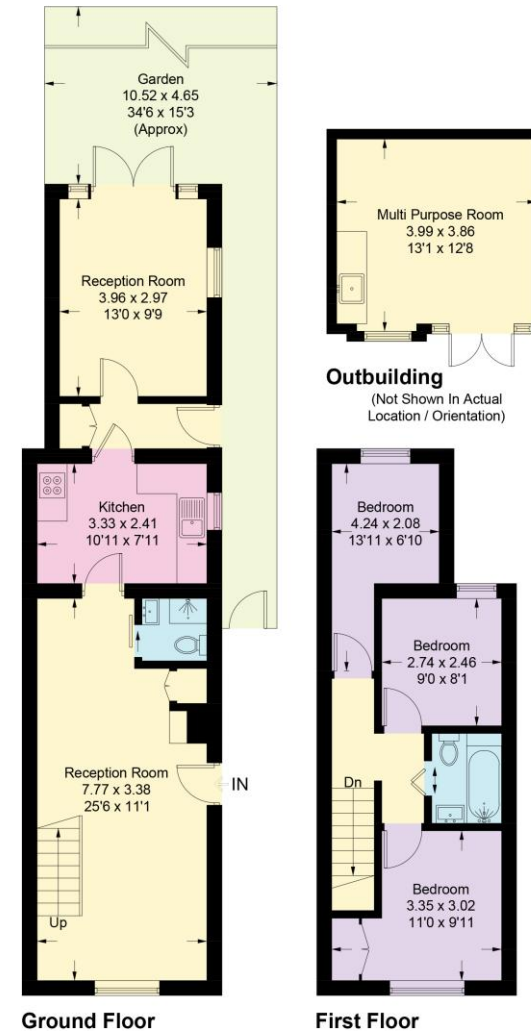


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1311133)



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**Disclaimer**

The agent has not checked any apparatus, fixtures or fittings or services and cannot verify they are in working order or fit for their purpose. Neither has the agent checked the legal documentation to verify the Freehold / Leasehold status of the property. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.

**Reference: BRN120325**

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