



Church Hill Road, East Barnet, EN4

Offers in Excess of £835,000

Freehold

Church Hill Road, East Barnet, Barnet, Greater London, EN4

Opposite Oak Hill Park and finished to an exceptional standard throughout, this beautifully presented three-bedroom family home offers stylish and spacious living, centred around a stunning extended kitchen/dining space perfect for modern family life and entertaining.

The ground floor features a welcoming entrance hall, elegant bay-fronted reception room with feature fireplace and original Victorian shutters, impressive open-plan kitchen and entertaining area complete with a high-spec finish, oversized central island and French doors opening onto the rear garden. Further accommodation includes a utility room, contemporary shower room and an integral garage offering excellent conversion potential, subject to the necessary planning permissions.

To the first floor are three well-proportioned bedrooms and a modern three-piece family bathroom.

Externally, the property benefits from off-street parking, side access and a beautifully maintained rear garden.

Ideally located just a five-minute walk from Oakleigh Park Station, the property is also within easy reach of several highly regarded schools including St Mary's CofE Primary School, Church Hill Primary School and East Barnet Secondary School.

- THREE BEDROOM HOUSE * 1467 SQFT
- SUPERB OPEN PLAN KITCHEN
- IMMACULATEDLY PRESENTED THROUGHOUT
- TWO RECEPTION ROOMS
- TWO BATHROOMS
- UTILITY ROOM
- WEST FACING GARDEN
- GARAGE
- OFF STREET PARKING
- OPPOSITE OAK HILL PARK

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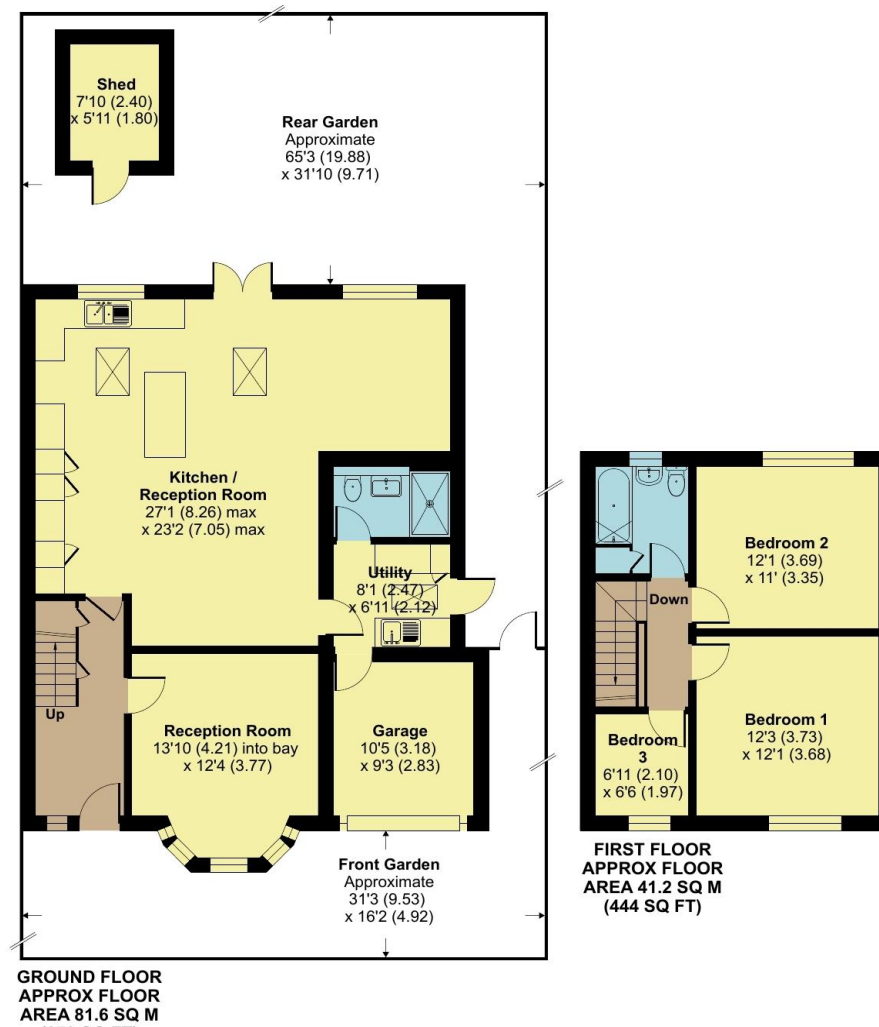
Approximate Area = 1323 sq ft / 122.9 sq m

Garage = 97 sq ft / 9 sq m

Outbuilding = 47 sq ft / 4.3 sq m

Total = 1467 sq ft / 136.2 sq m

For identification only - Not to scale













Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	69 C	
39-54	E		
21-38	F		
1-20	G		

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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: **WHT240071**