



HUNTERS

RESIDENTIAL SALES AND LETTINGS

**THE WILLOWS, CAPEL ROAD, EAST BARNET,
HERTS. EN4 8JG
£2,000 PER MONTH**

AVAILABLE EARLY JUNE

This well proportioned property has is in immaculate condition and offers great three bedroom family accommodation in the heart of East Barnet. The property benefits from a fantastic modern kitchen with breakfast bar. In addition to the generous kitchen and ground floor w.c the property also benefits from a large patio and 75ft Southerly facing rear garden perfect for summer BBQ's.

THREE BEDROOM TERRACE HOUSE
LARGE RECEPTIONS OVERLOOKING GARDEN
NEW FITTED KITCHEN
GROUND FLOOR CLOAKROOM
75FT SOUTH FACING REAR GARDEN
LARGE PATIO
GAS CENTRAL HEATING & DOUBLE GLAZING
CLOSE TO OAKLEIGH PARK STATION
COUNCIL TAX BAND E 23/24 £2,244.20

1. MONEY LAUNDERING REGULATIONS 2007: Purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

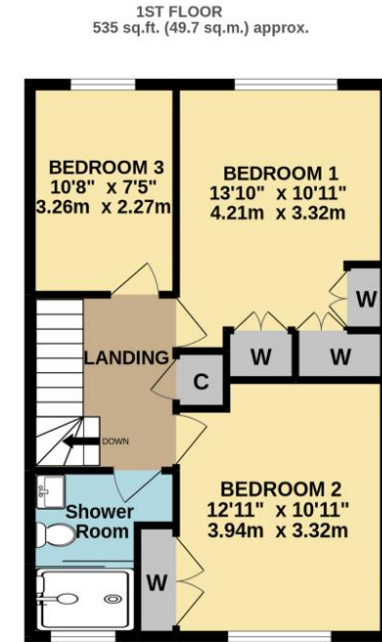
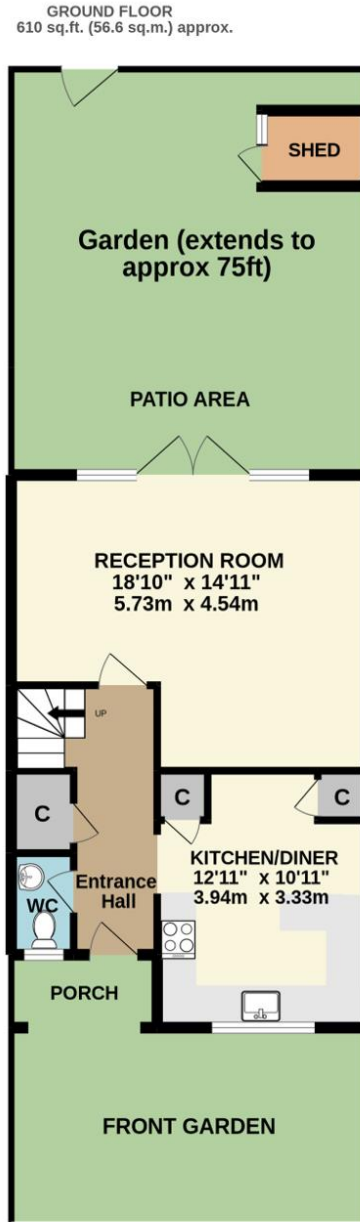
THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings 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. Reference to the Tenure of a Property is 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.



99 Russell Lane
 Whetstone
 N20 0BA
 020 8368 7138

www.hunters-whetstone.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Address:
5 Russell Lane EN4 8JG

TOTAL FLOOR AREA : 1145 sq.ft. (106.3 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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