



Ferney Road, Barnet, EN4 8LE

Asking Price: £775,000

Freehold

Ferney Road, Barnet, EN4 8LE

Offered for sale CHAIN FREE this well presented five bedroom house with extended kitchen entertaining space with large island and west facing garden.

Accommodation comprises entrance hall, spacious living room, open plan kitchen dining room with french doors leading to raised decking area, W/C & utility area. Three bedrooms to first floor with family bathroom and two further bedrooms to the loft conversion with additional shower room. Externally there is a 54ft West facing rear garden with decking area, garage with rear access, additional storage area & off street parking to the front.

Ideally located for highly regarded schools including Monkfrith & Brunswick Park Primary and East Barnet Secondary. Transport links of Southgate underground stations (Piccadilly Line) and Oakleigh Park mainline station are within a mile for direct links to Central London.

- **CHAIN FREE**
- **FIVE BEDROOM HOUSE**
- **IMMACULATE CONDITION**
- **GROUND FLOOR EXTENSION**
- **WEST FACING GARDEN**
- **OFF STREET PARKING**
- **TWO BATHROOMS**
- **UTILITY AREA AND W/C**
- **CLOSE TO HIGHLY REGARDED SCHOOLS**
- **COUNCIL TAX BAND E**

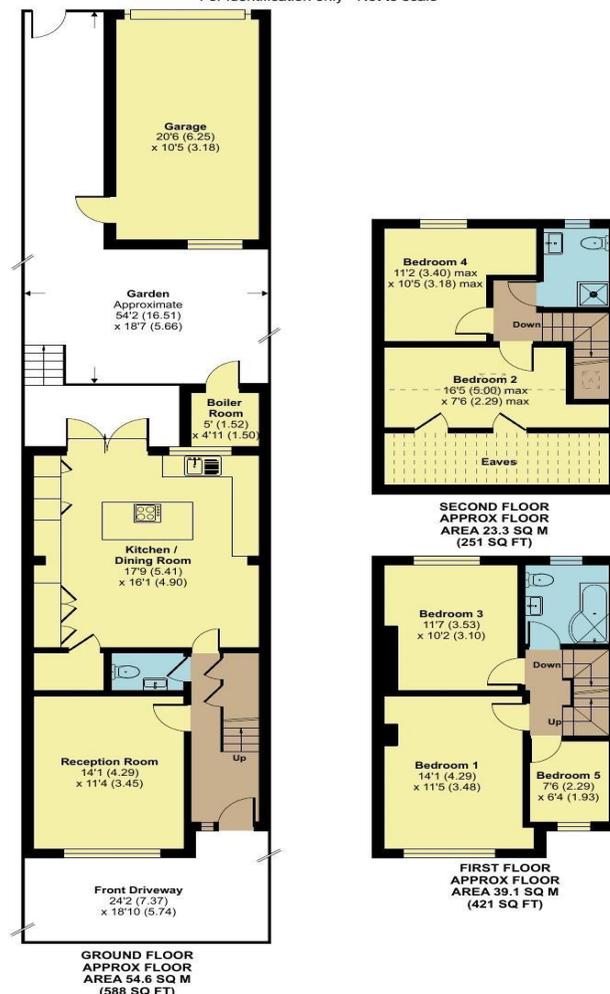


Ferney Road, East Barnet, Barnet, EN4

Approximate Area = 1260 sq ft / 117 sq m
 Limited Use Area(s) = 142 sq ft / 13.1 sq m
 Garage = 215 sq ft / 19.9 sq m
 Outbuilding = 25 sq ft / 2.3 sq m
 Total = 1642 sq ft / 152.3 sq m

Denotes restricted head height

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Hunters - Barnet & Whetstone. REF: 1158216











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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.

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