



Gallants Farm Road, Barnet, EN4 8ER

Asking Price: £725,000

Freehold

Gallants Farm Road, Barnet, EN4 8ER

This extended three bedroom semi-detached house with beautifully presented South West facing garden, three/four bedrooms, generous living accommodation and off street parking.

Ground floor accommodation comprises, entrance hall, bay fronted reception room with fireplace, dining room with sliding doors, kitchen, third bedroom and shower room. Two double bedrooms to first floor with additional bedroom/study room and family bathroom. Externally there is a beautifully presented 145ft South West facing garden with patio areas, two sheds and garage.

The property is well placed for easy access to local shops and bus routes and is relatively flat providing easy access and less than 0.5 miles from Oakleigh Park Station.

- **THREE/FOUR BEDROOM HOUSE**
- **SEMI DETACHED**
- **TWO RECEPTION ROOMS**
- **KITCHEN**
- **145FT SOUTH WEST FACING GARDEN**
- **TWO BATHROOMS**
- **OFF STREET PARKING**
- **GARAGE**
- **CLOSE TO SHOPS & TRANSPORT LINKS**
- **COUNCIL TAX BAND E**



Gallants Farm Road, East Barnet, Barnet, EN4

Approximate Area = 1178 sq ft / 109.4 sq m

Garage = 115 sq ft / 10.6 sq m

Outbuildings = 109 sq ft / 10.1 sq m

Total = 1402 sq ft / 130.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Hunters - Barnet & Whetstone. REF: 1168235











Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
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.