

HUNTERS

RESIDENTIAL SALES AND LETTINGS



GALLANTS FARM ROAD, EAST BARNET, EN4 8ET
£750,000 - FREEHOLD

GROUND FLOOR
830 sq.ft. (77.1 sq.m.) approx.

This attractive four bedroom/two bathroom semi-detached property offers great family accommodation and is presented in good decorative condition throughout. Situated in this highly convenient location close to local shops and buses, and approx. half a mile of Oakleigh Park Station (Kings Cross approx. 20 minutes). Well regarded primary schools and the popular open space of Oak Hill Park are also close by.

The interior has been well designed to provide maximum space and there is further potential to extend subject to usual consents.

FOUR BEDROOM SEMI-DETACHED HOUSE
20FT LIVING ROOM
LARGE L-SHAPED LOUNGE/KITCHEN BREAKSAFT ROOM
GROUND FLOOR SHOWER ROOM/W.C.
FIRST FLOOR FAMILY BATHROOM
GAS CENTRAL HEATING * DOUBLE GLAZING
LARGE PATIO AND WELL MAINTAINED REAR GARDEN
GARAGE AND OFF STREET PARKING FOR 3/4 CARS

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.

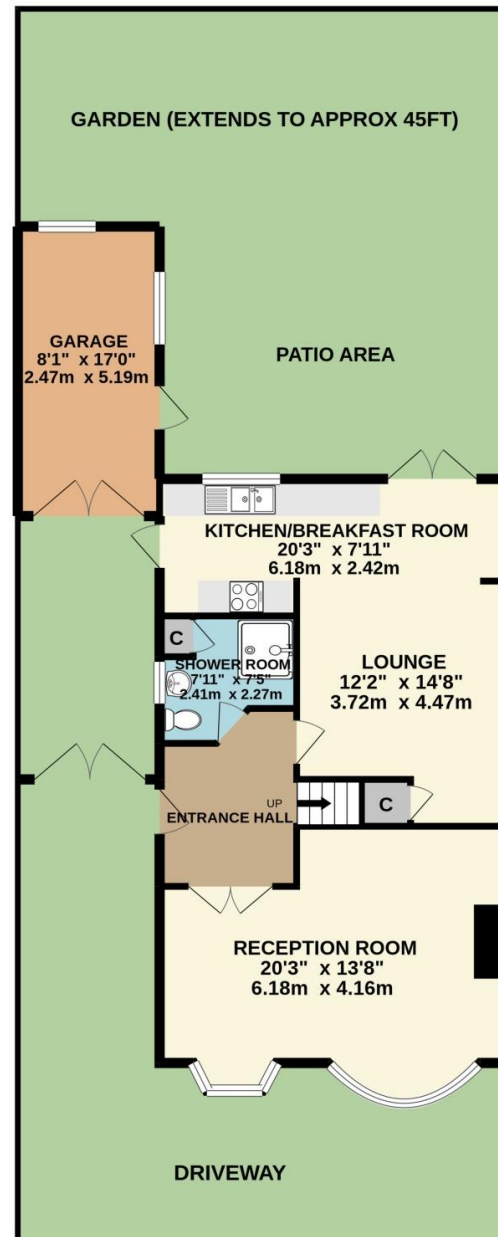
THE PROPERTY MISDESCRIPTIONS ACT 1991

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.

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99 Russell Lane
Whetstone
N20 0BA
020 8368 7138

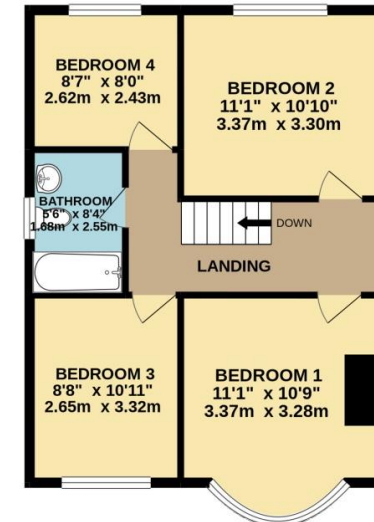
www.hunters-whetstone.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	84
England, Scotland & Wales		
		EU Directive 2002/91/EC

Address:
20 GALLANTS FARM ROAD EN4 8ET

1ST FLOOR
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 1385 sq.ft. (128.7 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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