



Burlington Rise, Barnet, EN4 8NH

Asking Price: £700,000

Freehold

Burlington Rise, Barnet, EN4 8NH

This extended four bedroom house set on this residential turning moments from highly regarded schools comes with open plan kitchen/living room leading onto South West facing garden.

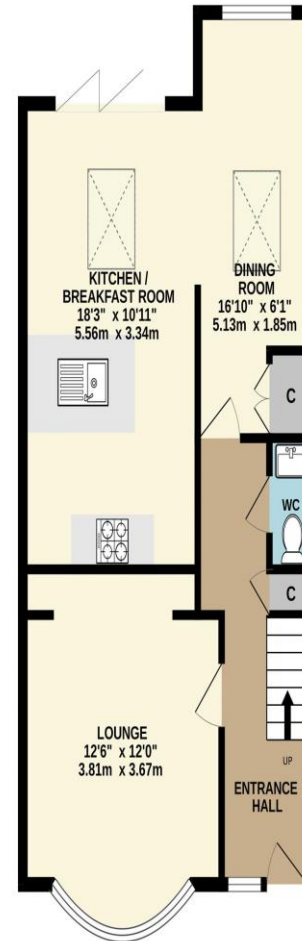
Accommodation comprises spacious entrance hall, bay fronted reception room, impressive open plan kitchen/dining space with island and integrated appliances leading to the garden via bi-fold doors. The house benefits from downstairs W/C & utility cupboard. Three bedrooms to the first floor with three piece family bathroom, further bedroom to the loft conversion with additional shower room.

Situated close to Oakhill Park and highly regarded schools such as Church Hill, Oak Hill & St Marys CofE Primaries. 9 minutes walk to Oakleigh Park Railway Station which offers direct transport links into London's Kings Cross & Moorgate.

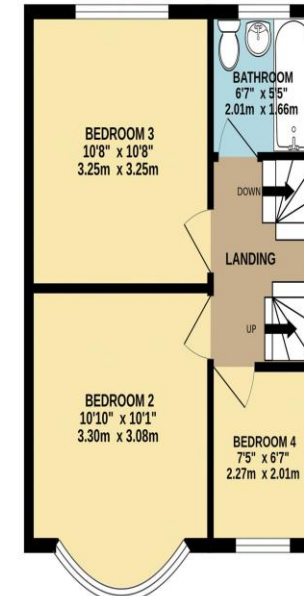
- **FOUR BEDROOM HOUSE**
- **RECEPTION ROOM**
- **OPEN PLAN KITCHEN/LIVING ROOM**
- **TWO BATHROOMS**
- **EXTENDED TO GROUND FLOOR AND LOFT**
- **SOUTH WEST FACING GARDEN**
- **BI-FOLD DOORS**
- **CLOSE TO HIGHLY REGARDED SCHOOLS & OAKHILL PARK**
- **9 MINUTE WALK TO OAKLEIGH PARK STATION**
- **COUNCIL TAX BAND E**



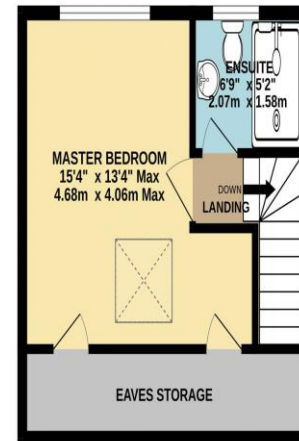
GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



2ND FLOOR
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 1244 sq.ft. (115.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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