



**Burlington Rise, Barnet, EN4 8NH**

**Asking Price: £620,000**

*Freehold*

## Burlington Rise, Barnet, EN4 8NH

This CHAIN FREE three bedroom house is set moments from a number of highly regarded schools and comes with two receptions and potential to extend STPP.

Accommodation comprises, spacious entrance hall, bay fronted reception room, dining room to rear leading to modern fitted kitchen with integrated appliances, french doors leading to West facing garden with garage and rear access. Three bedrooms to the first floor with three piece family bathroom and access to loft with potential to extend STPP.

Situated close to Oakhill Park and highly regarded schools such as Church Hill, Oak Hill & St Marys CofE Primaries. 10 minutes walk to Oakleigh Park Railway Station which offers direct transport links into London's Kings Cross & Moorgate.

- **CHAIN FREE**
- **THREE BEDROOM HOUSE**
- **TWO RECEPTION ROOMS**
- **MODERN KITCHEN**
- **WEST FACING GARDEN**
- **FAMILY BATHROOM**
- **POTENTIAL TO EXTEND STPP**
- **CLOSE TO HIGHLY REGARDED SCHOOLS**
- **10 MINUTE WALK TO OAKLEIGH PARK STATION**
- **COUNCIL TAX BAND E**



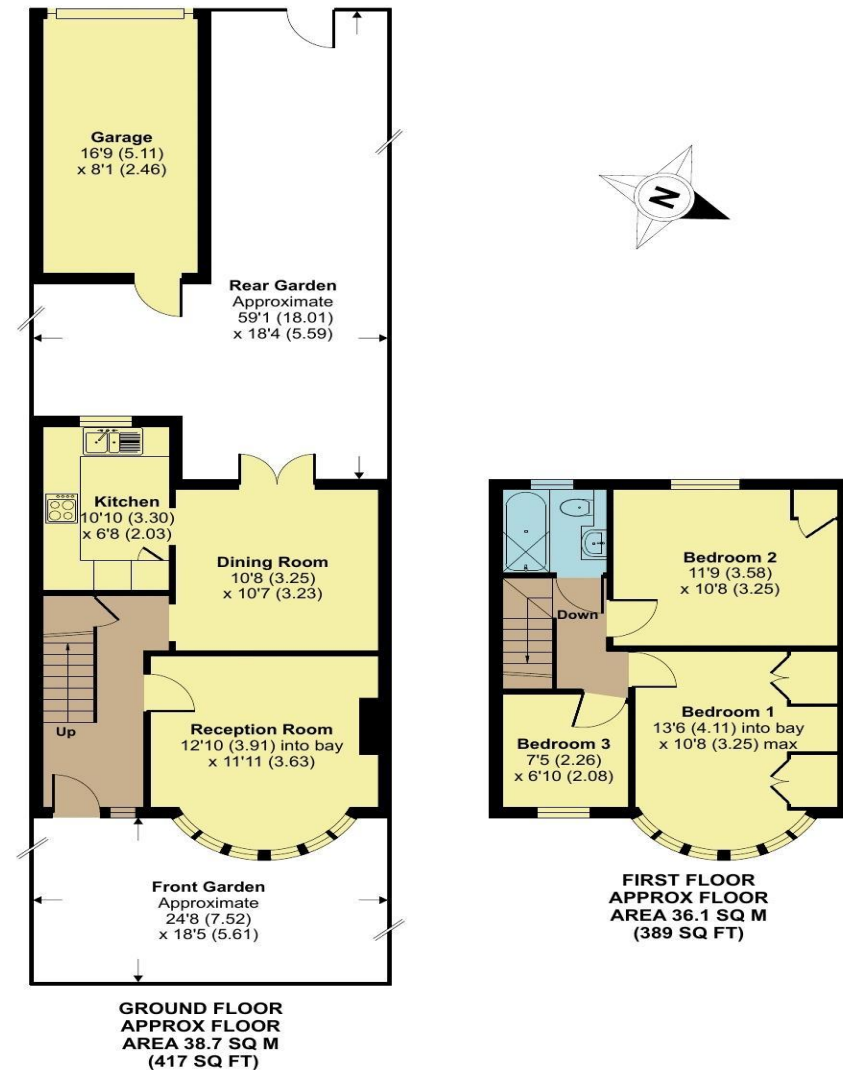
## Burlington Rise, East Barnet, Barnet, EN4

Approximate Area = 806 sq ft / 74.8 sq m

Garage = 137 sq ft / 12.7 sq m

Total = 943 sq ft / 87.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hunters - Barnet & Whetstone. REF: 1214234











Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 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.