



**Dalmeny Road, New Barnet, Hertfordshire, EN5**

**Offers in excess of: £800,000**  
*Freehold*



# Dalmeny Road, New Barnet, Hertfordshire, EN5

This four bedroom semi-detached family house situated in a popular residential area comes with 64ft garden and block paved frontage providing off street parking.

Accommodation comprises entrance hall with guest wc, bay fronted through lounge and dining room, fitted kitchen, bedroom with built in wardrobes and en-suite, three further bedrooms, two complete with fitted wardrobes and four-piece family bathroom. Further benefits include large cellar storage space providing scope to develop and convert to increase living space (stpp)

The property situated in a highly desirable location well placed for Oakleigh Park mainline station for trains to London's Moorgate and Kings cross stations with local schools close by to include, Danegrove primary, St Mary's CofE Primary School and East Barnet Secondary, and being within easy reach of East Barnet village with its shops and green space of Oak Hill Park.

- **SEMI DETACHED HOUSE**
- **FOUR BEDROOMS**
- **THROUGH RECEPTION ROOM**
- **FITTED KITCHEN**
- **FOUR PIECE FAMILY BATHROOM**
- **EN-SUITE SHOWER**
- **GROUND FLOOR WC**
- **64ft GARDEN WITH RAISED TERRACE**
- **OFF STREET PARKING**
- **CELLAR STORAGE**



## Dalmeny Road, New Barnet, Hertfordshire, EN5

Approximate Area = 1277 sq ft / 118.6 sq m

Limited Use Area(s) = 28 sq ft / 2.6 sq m

Outbuildings = 178 sq ft / 16.5 sq m

Total = 1483 sq ft / 137.7 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). © richcom 2024. Produced for Hunters Property Group. REF: 1217204




















### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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.

**Reference: BRN170310**