

## **Ferney Road, East Barnet, EN4**

*A 1930's style mid-terraced property offered for sale "Chain free" and situated just off Osidge Lane Close to Hampden Square's shopping and transport as well as many good schools. The property is in need of some tlc and has the benefit of a south westerly rear garden and the possibility of off street parking. Early viewing recommended.*



## **Price - £537,500 - Freehold**

- \* **FRONT RECEPTION 14'0 x 11'8**
- \* **REAR RECEPTION 13'10 x 9'10**
- \* **FITTED KITCHEN 9'8 x 6'11**
- \* **BATHROOM / WC**
- \* **REQUIRES SOME WORK**
- \* **BEDROOM 1 14'5 X 10'0**
- \* **BEDROOM 2 11'8 x 10'0**
- \* **BEDROOM 3 7'8 x 6'5**
- \* **DOUBLE GLAZING**
- \* **CHAIN FREE**

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**THE ACCOMMODATION WITH APPROXIMATE ROOM SIZES :**

**UPVC double glazed and double opening doors to:**

**ENTRANCE HALLWAY** Double radiator, laminated flooring, coved ceiling, under-stairs storage cupboard also housing electric meter.

**FRONT RECEPTION 14'0 x 11'8** UPVC double windows to front, fitted carpet, double radiator.

**REAR RECEPTION 13'10 x 9'10** (currently with some partitioning) UPVC double glazed door to a balcony and stairs leading to garden.

**FITTED KITCHEN 9'8 x 6'11** Fitted with wall and base units with ample work tops, gas cooker point, a wall mounted concealed gas central heating combination boiler, double glazed window overlooking garden with panoramic views.

**FIRST FLOOR LANDING**

**BEDROOM 1 14'5 x 10'0** UPVC double glazed bay window, laminated flooring, radiator.

**BEDROOM 2 11'8 x 10'0** Rear aspect with UPVC double glazed windows and panoramic views overlooking garden, radiator.

**BEDROOM 3 7'8 x 6'5** Front aspect with UPVC double glazed window.

**BATHROOM / WC** Tiled bathroom suite comprising of; panel enclosed bath with mixer taps and hand shower rail, matching pedestal wash hand basin and low flush WC, frosted double glazed window, built in cupboard.

**EXTERIOR** Sloping rear garden with panoramic views extending to approx 40 ft in length, rear service road.

***Consumer Protection from unfair trading Regulations 2008 (CPRs) & Business Protection from Marketing Regulations 2008 (BPRs)***

***The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitors or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of title documents. A Buyer is advised to obtain verification from their Solicitor.***

NB: Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.



VIEWING STRICTLY BY APPOINTMENT THROUGH:  
BROOMFIELD ESTATES  
22 ALDERMANS HILL  
LONDON N13 4PN



