



Wrotham Road, High Barnet EN5 4LE

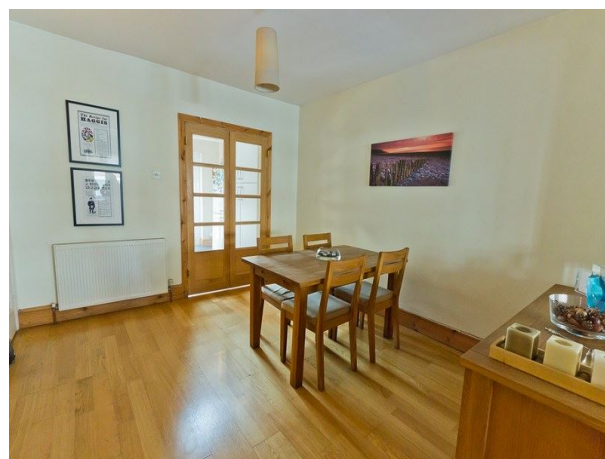
PRICE: £649,999 Freehold

A well presented, bright and deceptively spacious three bedroom plus study family house with 40ft rear garden and off street parking located in this residential turning within a short walk of the shopping facilities of High Barnet, well placed for local schools and approx three quarters of a mile form High Barnet Underground Station (Zone 5 Northern Line)


The accommodation benefits from an extended kitchen/breakfast room with granite work surfaces, through reception room, three bedrooms,study and bathroom.

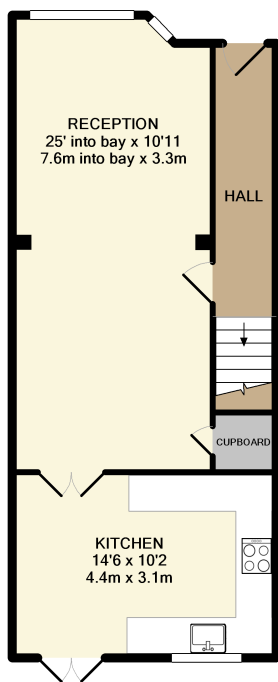
*** WELL PRESENTED EXTENDED FAMILY HOUSE * THROUGH RECEPTION ROOM * KITCHEN/BREAKFAST ROOM WITH GRANITE WORK SURFACES * THREE BEDROOMS PLUS STUDY * BATHROOM * 40FT REAR GARDEN * GAS CENTRAL HEATING * UPVC DOUBLE GLAZING * OFF STREET PARKING ***

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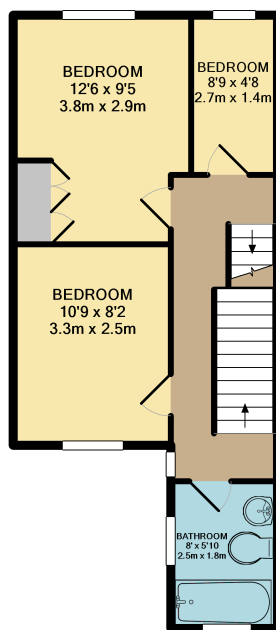




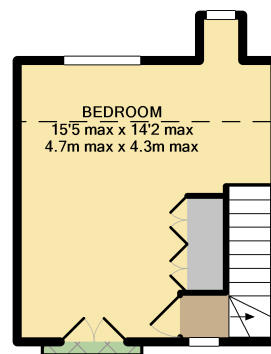
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
APPROX. FLOOR
AREA 46.3 SQ.M.
(498 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 37.2 SQ.M.
(400 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 20.8 SQ.M.
(223 SQ.FT.)

TOTAL APPROX. FLOOR AREA 104.2 SQ.M. (1122 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.

KINDLY ADVISE THIS OFFICE IF YOU ARE NOW SUITED

Reference: UHB2854