



 **3**
Bedrooms

 **1**
Bathroom



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ENTRANCE HALL:

Double glazed front door, under stairs storage cupboard, double radiator, laminate floor.

FRONT RECEPTION: 12'00 x 13'00

Double glazed window to the front aspect, carpet, coving to ceiling, double radiator.

REAR RECEPTION: 13'00 x 12'06

Double glazed sliding doors to the garden, double radiator, laminate floor, coving to ceiling, featured fireplace with gas burner & granite hearth and surround.

KITCHEN: 8'08 x 7'00

Double glazed window to the rear aspect, double glazed door to rear garden, wall & base units, plumbing for washing machine, sink drainer with mixer tap.

LANDING:

Carpet, loft access.

BATHROOM:

Double glazed window to the rear aspect, panel bath with mixer tap and shower bath screen wash hand basin, heated towel rail, tiled wall.

SEPERATE W/C:

Double glazed window to rear aspect, low level flush w/c, tiled wall.

REAR BEDROOM: 11'08 x 10'00 up to chimney breast

Double glazed window to the rear aspect, laminate floor, 2 fitted wardrobes, radiator, cast iron fireplace.

FRONT BEDROOM: 13'05 x 10'05

Bay double glazed window to the front aspect, curved radiator, wall to wall fitted wardrobes, laminate floor.

FRONT BEDROOM: 10'01 x 6'09

Bay double glazed window to the front aspect, wooden floor, radiator.

GARAGE: 18'00 x 16'00

Access via a service road, lighting, power.



£549,950
Bohun Grove East Barnet, EN4

The image shows a graphic for an Energy Performance Certificate (EPC). On the left is a house icon with the words 'Energy Efficiency' inside. To its right is a vertical scale of seven colored arrows pointing right, labeled A (dark green), B (medium green), C (light green), D (yellow-green), E (yellow), F (orange), and G (red). To the right of the scale, the letters 'EPC' are written in large, bold, red font. Below this, the words 'Coming soon' are written in a large, bold, dark grey font. A red horizontal bar is positioned below the text, with a small white arrow pointing right towards the end of the bar.

