



 3
Bedrooms

 2
Bathrooms



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ENTRANCE HALL 14' 09" x 5' 10" (4.50m x 1.78m)

Radiator, under stairs storage cupboard.

CLOAK ROOM 4' 02" x 2' 08" (1.27m x 0.81m)

Low-level flush w/c, wash hand basin, part tiled walls, extractor.

FRONT RECEPTION 14' 04" x 12' 00" (4.37m x 3.66m)

Double glazed window to the front aspect, 2 radiators, carpet.

REAR RECEPTION 14' 03" x 11' 05" (4.34m x 3.48m)

Double glazed window to the rear aspect, double glazed door to the garden, carpet, featured fireplace, radiator.

KITCHEN/ MORNING AREA 17' 06" x 7' 00" (5.33m x 2.13m)

17'06 X 7'00 > 5'08 MORNING AREA: Double-glazed window to the side aspect, radiator, wall & base units. KITCHEN AREA: Double glazed window to the rear aspect, double glazed door to the garden, wall & base units, part tiled walls, plumbing for washing machine, stainless steel sink drainer with mixer tap, electric oven, gas hob.

FIRST FLOOR LANDING 7' 07" x 6' 04" (2.31m x 1.93m)

Double-glazed window to the side aspect, carpet, and loft access.

BATHROOM 7' 04" x 6' 01" (2.24m x 1.85m)

Double glazed window to the rear aspect, tiled wall, heated towel rail, low-level flush w/c, wash hand basin with mixer tap, walk-in shower, storage cupboard housing hot water cylinder.

REAR BEDROOM 14' 02" x 11' 05" (4.32m x 3.48m)

Bay double-glazed window to the rear aspect, carpet, radiator, and wall-to-wall wardrobes.

FRONT BEDROOM 14' 10" x 11' 08" (4.52m x 3.56m)

Bay double-glazed window to the front aspect, carpet, radiator, and fitted wardrobes.

FRONT BEDROOM 8' 05" x 6' 06" (2.57m x 1.98m)

Double-glazed window to the front aspect, radiator, and carpet.


GARDEN 71' x 22' (21.64m x 6.71m)

Patio area, artificial grass, garden shed.

GARAGE 19' 00" x 10' 00" (5.79m x 3.05m)



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Church Hill Road, East Barnet, EN4

