



## BROOKHILL ROAD, EAST BARNET, EN4

WE ARE PLEASED TO OFFER THIS LARGER THAN AVERAGE 3 DOUBLE BEDROOM 3 FLOORED TOWN HOUSE IN CONVENIENT LOCATION FOR EAST BARNET VILLAGE & NEW BARNET WITH THEIR RESPECTIVE SHOPS, BUSES, FACILITIES, LOCAL AMENITIES & BR STATIONS. THERE IS A RECEPTION ROOM & A WELL FITTED KITCHEN/DINER WITH GRANITE WORKTOPS WITH DIRECT ACCESS TO THE REAR GARDEN. THE PROPERTY ALSO BENEFITS FROM AN INTEGRAL GARAGE WITH OWN DRIVE & OFF STREET PARKING.



### ACCOMMODATION

\* DOUBLE GLAZED ENTRANCE PORCH \* INNER HALLWAY \* DOWNSTAIRS CLOAKROOM \* RECEPTION ROOM \* WELL FITTED KITCHEN/DINER \* 3 DOUBLE BEDROOMS \* MODERN BATHROOM \* PAVED REAR GARDEN \* INTEGRAL GARAGE WITH OWN DRIVE \* OFF STREET PARKING \*

\* SERVICES: GAS CENTRAL HEATING \* FEATURES: DOUBLE GLAZING \*

**PRICE: £565,000 FREEHOLD**



**LOUNGE: 15'7 x 13'6 (4.75m x 4.11m)**  
**Very large double glazed windows the entire width of the room.**



**KITCHEN/DINER: 15'29 x 10'42 (4.57m x 3.05m)**





**BEDROOM 1: 15'68 x 9'87 (4.57m x 2.74m)**  
**Large double glazed windows the entire width of the room. Fitted Wardrobe.**



**BEDROOM 2: 13'71 x 9'8 (3.96m x 2.95m)**  
**Large double glazed windows the entire width of the room. Fitted Wardrobe.**





**BEDROOM 3: 13'65 x 9'88 (3.96m x 2.74m)**



**BATHROOM:**





**GARDEN:**

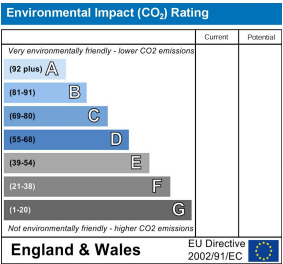
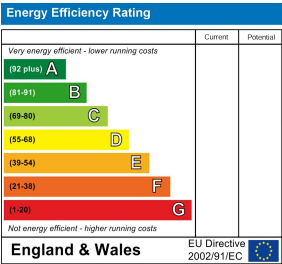


**REAR VIEW:**





Awaiting Floor Plan



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.