



HASLEMERE AVENUE, EAST BARNET, EN4

ON THE BORDERS OF EAST BARNET & WHETSTONE, WE ARE PLEASED TO OFFER THIS EXTENDED 2 DOUBLE BEDROOM DOUBLE GLAZED SEMI-DETACHED BUNGALOW WITH ATTACHED GARAGE (OWN DRIVE) ON A WIDE PLOT WITH FRONT RECEPTION ROOM & DINING AREA/MORNING ROOM LEADING FROM THE FITTED KITCHEN OPENING OUT ONTO THE REAR GARDEN. THE BATHROOM IS OFF THE ENTRANCE HALL. TO THE EXTERIOR THERE IS A LARGE REAR GARDEN AND GARDEN TO FRONT + OFF STREET PARKING, BUT MORE COULD BE CREATED. THERE IS SCOPE & POTENTIAL TO ADD A LARGE EXTENSION TO THE REAR OF THIS PROPERTY, BUT ALSO TO GO INTO THE LOFT - SUBJECT TO USUAL CONSENTS. SITUATED IN A QUIET RESIDENTIAL TURNING RUNNING BETWEEN RUSSELL LANE & GALLANTS FARM ROAD & THEREFORE EASILY ACCESSIBLE FOR BUSES, LOCAL SHOPS, OAKLEIGH PARK BR STATION.



ACCOMMODATION

* ENTRANCE HALL * FRONT RECEPTION ROOM: 16'4 X 12' (4.98M X 3.66M) * FITTED KITCHEN: 11'4 X 10'3 (3.45M X 3.12M) * DINING/MORNING ROOM: 19'3 X 6'7 (5.87M X 2.01M) * BEDROOM 1: 11'9 X 11'4 (3.58M X 3.45M) * BEDROOM 2: 12'3 X 10'3 (3.73M X 3.12M) * BATHROOM * GARAGE WITH OWN DRIVE * LARGE REAR GARDEN: APPROX. 85' (25.9M) *
* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING *

PRICE: £560,000 FREEHOLD

ENTRANCE HALL:

Impressing Double Glazed Door to Front with Matching Panels on Either Side, Radiator, Laminate Flooring.



FRONT RECEPTION ROOM: 16'4 x 12' (4.98m x 3.66m)

Double Glazed Bay Window to Front, Double Glazed Window to Side, Fireplace with Wooden Surround & Marble Inset & Hearth, Double Radiator, Laminate Flooring, Cornicing.



DINING/MORNING ROOM: 19'3 x 6'7 (5.87m x 2.01m)

Extension Providing Ample Dining and/or Sitting Area with Double Glazed Window to Rear & Double Glazed Sliding Patio Doors to Patio & Garden.



KITCHEN/DINER: 11'4 x 10'3 (3.45m x 3.12m)

Floor & Wall Units, 1.5 Bowl Inset Sink Unit with Mixer Taps & Double Glazed Window Overlooking Rear Garden, Plumbed for both Dishwasher & Washing Machine, Gas Hob & Built Under Double Oven, Extractor Fan, Half Tiled Walls. Larder Cupboard.



BEDROOM 1: 11'9 x 11'4 (3.58m x 3.45m)
Double Glazed Window to Rear Overlooking Garden, Fitted Wardrobes, Radiator, Cornicing.



BATHROOM:
White Suite Comprising Panelled White Bath with Mixer Taps & Shower Attachment, Vanity Unit with Inset Sink & Cupboards Beneath, Low Flush WC, Radiator, Fully Tiled Walls, Vinyl Flooring, Double Glazed Frosted Window, Airing Cupboard.



REAR GARDEN: approx 85' (approx 25.91m)

Wide Rear Garden with Open Outlook to Rear. Paved Patio Area, Lawn & Mature Shrubs and Apple Tree.

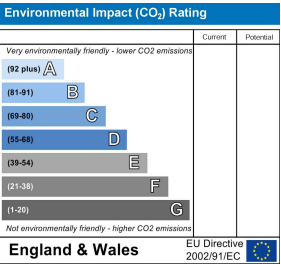
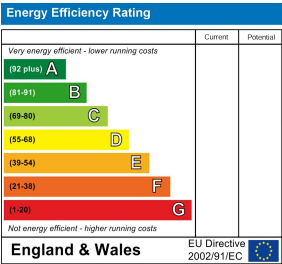


REAR ELEVATION OF PROPERTY:

Rear Elevation of Property Showing the Full Width of the Property, Including the Extension as well as the Whole Area that Could be Extended Upon.



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.