

Gallants Farm Road
Barnet, Hertfordshire, EN4 8ET
Offers in excess of £675,000 Freehold

STATONS

Tel: 020 8449 3383
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Bedrooms 3 | Bathrooms 3 | Receptions 3





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EN4 8ET

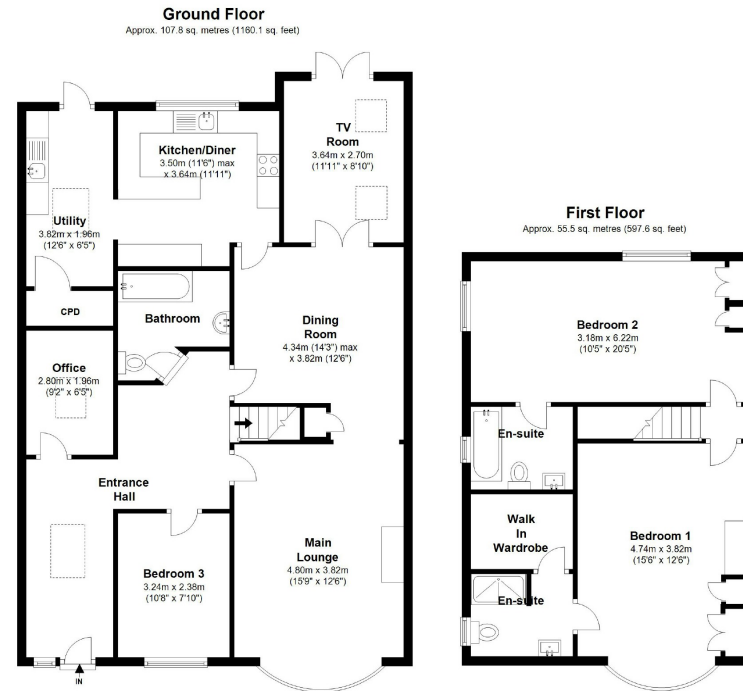


*** CHAIN FREE *** We are delighted to offer for sale this beautifully appointed, family home that has been thoughtfully extended by the current vendor to provide bright and spacious accommodation throughout. The property has a versatile layout and comprises on the ground floor, a welcoming hallway, office, reception room, dining room, tv room/sun lounge, modern fitted kitchen, utility room, bedroom 3 and a contemporary bathroom. A large master bedroom with walk in closet and an en suite and a second double bedroom again with en suite occupy the first floor. Externally there is a generous rear garden with sun terrace offering far reaching views and a block paved frontage which provides off street parking for 2 cars.

Location - Within easy walking distance for a variety of local shops on Russell Lane, also within easy reach of Oakleigh Park station and the numerous sought after schools in the area.

For more properties for sale in Barnet please call our [Barnet Estate Agents](#) on 0208 449 3383 .





Whilst every attempt has been made to ensure the accuracy of this floor plan, no responsibility is taken for any error, omission or incorrect statement. When a garage outbuilding, garden and/or balcony are shown on the floor plan, their areas are included in the floor square area. The plan is for illustrative purposes and is to be used as such by any prospective purchaser or tenant. Floor Plan prepared by Adrian Bunting 07753375565. Plan produced using PlanUp.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
100-90%	A		100-90%	A	
80-90%	B		80-90%	B	
60-80%	C		60-80%	C	
40-60%	D		40-60%	D	
20-40%	E		20-40%	E	
10-20%	F		10-20%	F	
1-10%	G		1-10%	G	
<small>Not energy efficient - higher running costs</small> England & Wales EU Directive 2002/91/EC			<small>Not environmentally friendly - higher CO₂ emissions</small> England & Wales EU Directive 2002/91/EC		

DISCLAIMER:

In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. 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 only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

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