

Tudor Road
Barnet, Hertfordshire, EN5 5NW
Price £675,000 Freehold

STATONS

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Bedrooms 3 | Bathrooms 1 | Receptions 2



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23 Tudor Road
Barnet, Hertfordshire
EN5 5NW



*****CHAIN FREE***** Set in this very popular road is this lovely well presented semi detached family home which offers great far reaching views over Barnet. The property offers bright and spacious living accommodation and comprises a welcoming entrance porch leading into the hallway, guest w.c, understairs utility cupboard, front reception room with a wood burning stove and sliding doors into the open plan kitchen/dining room with granite work surfaces, integrated appliances and double doors onto the raised decked terrace. On the first floor there are 3 generous bedrooms (2 doubles) with fitted wardrobes to the master bedroom and a modern fully tiled family bathroom with separate shower. Further benefits include double glazing throughout and underfloor heating to certain rooms.

There is a low maintenance south facing rear garden of approximately 68' in length which has a large sun terrace, an office/garden room with power, a shared driveway providing access to the double length garage and off street parking.

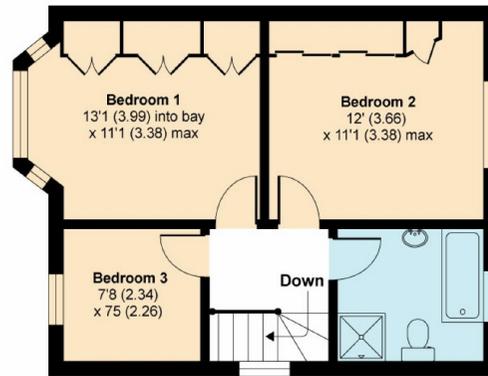
There is easy access to King George playing fields, and a short walk to local shops and both High Barnet underground and New Barnet mainline stations.

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

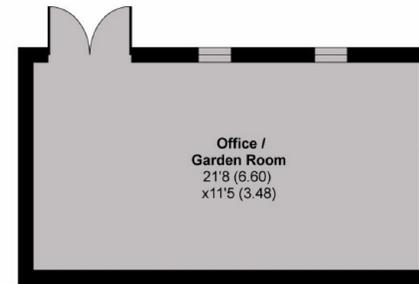


Tudor Road, Barnet, EN5

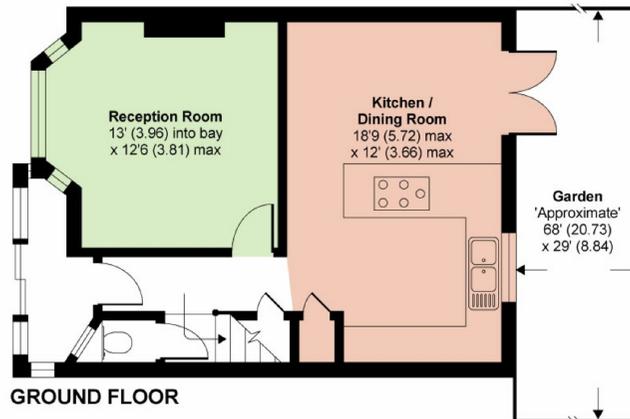
APPROX. GROSS INTERNAL FLOOR AREA 941 SQ FT 87.4 SQ METRES
 OUTBUILDING & GARAGE APPROX. GROSS INTERNAL FLOOR AREA 442 SQ FT 41.1 SQ METRES



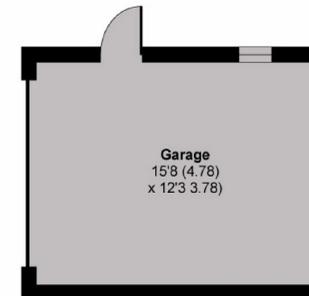
FIRST FLOOR



OUTBUILDING



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Best energy efficient - lower running costs	Current	Potential	Most environmentally friendly - lower CO ₂ emissions	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		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating: 86 (Current), 62 (Potential)
 Environmental Impact (CO₂) Rating: 89 (Current), 64 (Potential)

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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