

West End Lane  
Barnet, Hertfordshire, EN5 2SA  
Offers in excess of £610,000 Freehold

**STATONS**

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10 West End Lane  
Barnet, Hertfordshire  
EN5 2SA



Situated on West End Lane, High Barnet this deceptively spacious four bedroom or 3 bedroom and home office property offers great family living. On entering the property there are two connecting reception rooms which lead into the dining area and again into the kitchen. Flowing off to the side off the kitchen there is a utility room, shower room, and on to the ground floor bedroom/office.

On the second floor there are two generous double bedrooms, a good-sized single bedroom and large family bathroom.

Externally the well-presented north facing garden boasts a studio, paved seating/dining area and tool shed at the rear. To the front of the property there is a manageable lawn and off street parking for two cars.

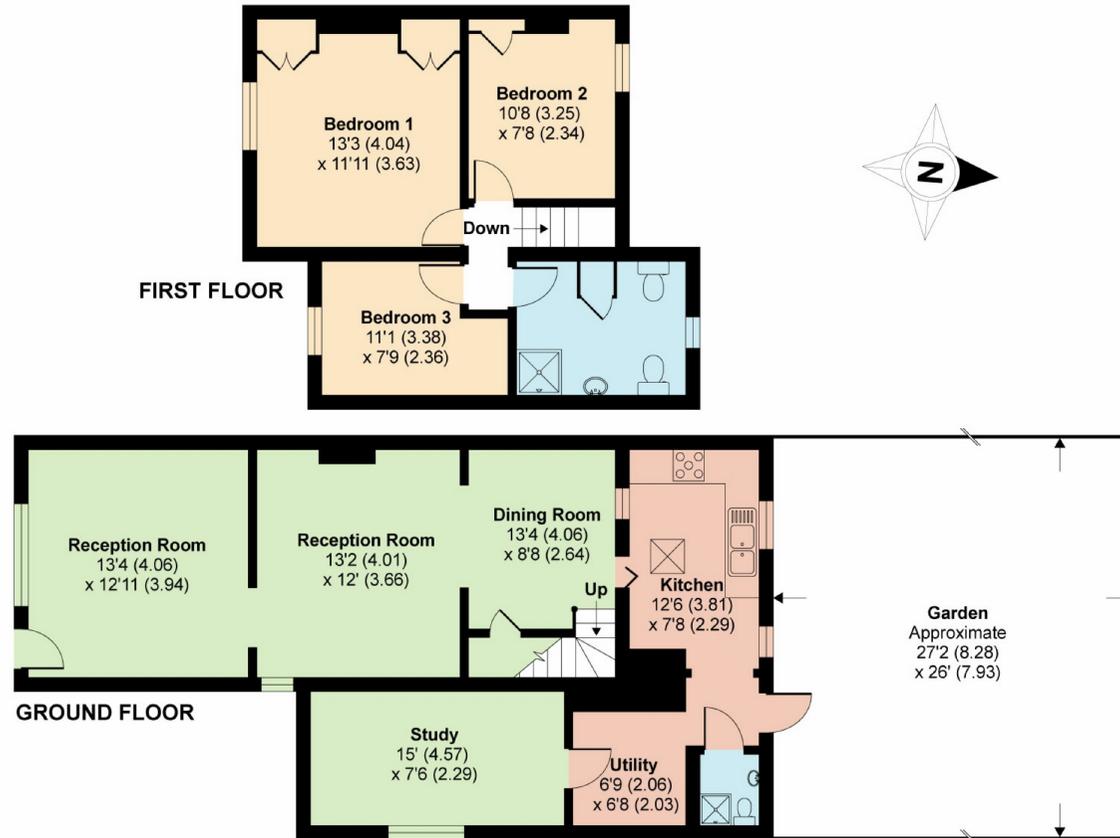
Location:- Situated in this enviable location within walking distance to the 'The Spires' with its large selection of shops, restaurants, boutiques and coffee shops . High Barnet tube station (Northern Line) is an easy walk for access into London. New Barnet over ground station is also close. Buses also provide access to neighbouring areas. Barnet has many renowned highly regarded schools such as 'Foulds' junior school and Queen Elizabeth's Girls senior school and Queen Elizabeth's senior school for boys.

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



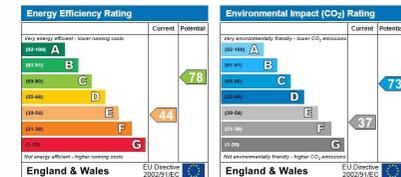
## West End Lane, Barnet, EN5 2SA

APPROX. GROSS INTERNAL FLOOR AREA 1270 SQ FT 117.9 SQ METRES



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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### Features Include

- Utility Room • Off Street Parking • Close To Amenities • Excellent Schools • Guest WC

#### 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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#### NEW HOMES SHOWCASE

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