

County Gate

New Barnet, Hertfordshire, EN5 1EH

£495,000

STATONS

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Bedrooms 3 | Bathrooms 1 | Receptions 1





25 County Gate
New Barnet, Hertfordshire
EN5 1EH



*** CHAIN FREE *** Situated in this popular residential road a 3 bedroom mid terraced family home requiring modernisation. The property offers bright, well planned accommodation throughout and comprises a welcoming entrance hall, double length reception/dining room, kitchen, 3 good size bedrooms and a family bathroom. Externally there is a south facing rear garden of approx 41' with sun terrace and a garage accessed via a service road at the back of the garden.

The property is ideally situated between Whetstone and New Barnet and offers convenient access to a wide range of shops, restaurants and transport links.

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



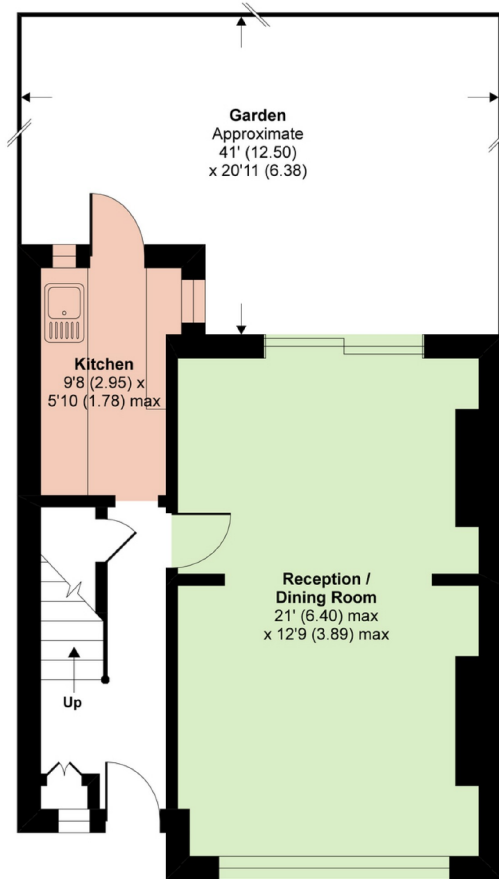
County Gate, New Barnet, Barnet, EN5

Approximate Area = 787 sq ft / 73.1 sq m

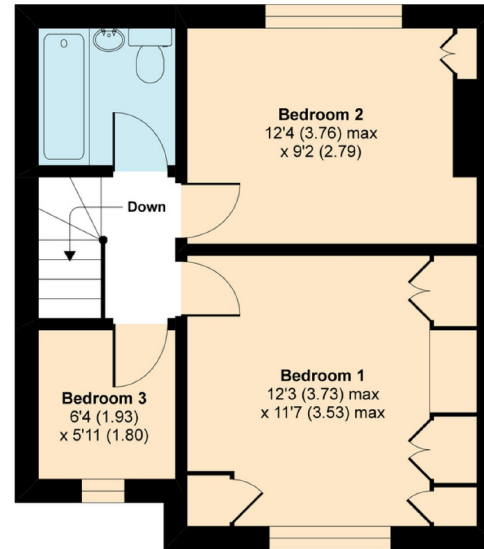
Garage = 115 sq ft / 10.6 sq m

Total = 902 sq ft / 83.7 sq m

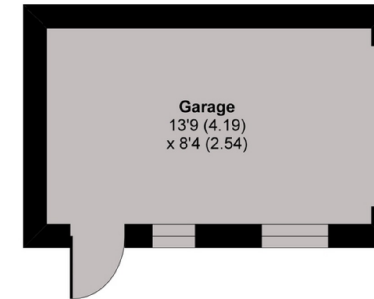
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2020. Produced for Statons. REF: 636560



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Star energy efficient - lower rating costs	Current	Potential	Star environmentally friendly - lower CO ₂ emissions	Current	Potential
(95-100) A			(12-100) A		
(85-95) B			(11-100) B		
(75-85) C			(10-100) C		
(65-75) D			(9-100) D		
(55-65) E			(8-100) E		
(45-55) F			(7-100) F		
(35-45) G			(6-100) G		
Not energy efficient - higher rating costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

Energy Efficiency Rating: 81 (Current), 43 (Potential)

Environmental Impact (CO₂) Rating: 78 (Current), 37 (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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