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East View
Barnet

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East View, Barnet, EN5 5TN

This fabulous extended halls adjoining semi detached home offers circa 1639 sq ft of versatile accommodation arranged over two floors.

The ground floor comprises spacious reception hallway, three reception rooms, kitchen/breakfast room, utility and guest cloakroom. On the first floor there are three bedrooms and a family bathroom. The rear garden has a seating area to the immediate rear with the remainder laid mainly to lawn. The frontage provides off street parking.

Set in the sought after picturesque area of Hadley Green and just a few minutes' walk from High Barnet's high street offering a selection of shops and restaurants and the recently renovated Spires shopping centre. Old Fold Manor golf course and High Barnet underground station (Northern Line) are both easily accessed on foot. The area boasts many renowned state and private schools.

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Approximate Gross Internal Area 1639 sq ft - 152 sq m

Ground Floor Area 1015 sq ft – 94 sq m

First Floor Area 624 sq ft – 58 sq m



Local Authority: Barnet

Council Tax band: F

Tenure: Freehold



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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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