STATONS
www.statons.com

Falkland Road

Barnet

Falkland Road, Barnet, EN5 4LG

£650,000

*** CHAIN FREE *** We are delighted to present this charming period 3 bedroom house in a sought-after location. The property offers bright and spacious, well planned accommodation throughout and comprises 2 reception rooms and a modern kitchen. On the first floor there are 2 well proportioned bedrooms and a large family bathroom. On the top floor there is a further double bedroom and a shower room.

Externally there is a low maintenance rear garden with shed and side access.

This property is conveniently located within walking distance to the many shops, restaurants and cafes of High Barnet and approximately half a mile from the tube (High Barnet/Northern Line) for access into London. New Barnet overground station is also close by. Buses also provide access to neighbouring areas and central London. The verdant green spaces of Monken Hadley are right on the doorstep, offering the best of both town and country living. Barnet has many renowned highly regarded schools, both private and state including Foulds, Christchurch, Queen Elizabeth's Girls and Queen Elizabeth's senior school for boys.

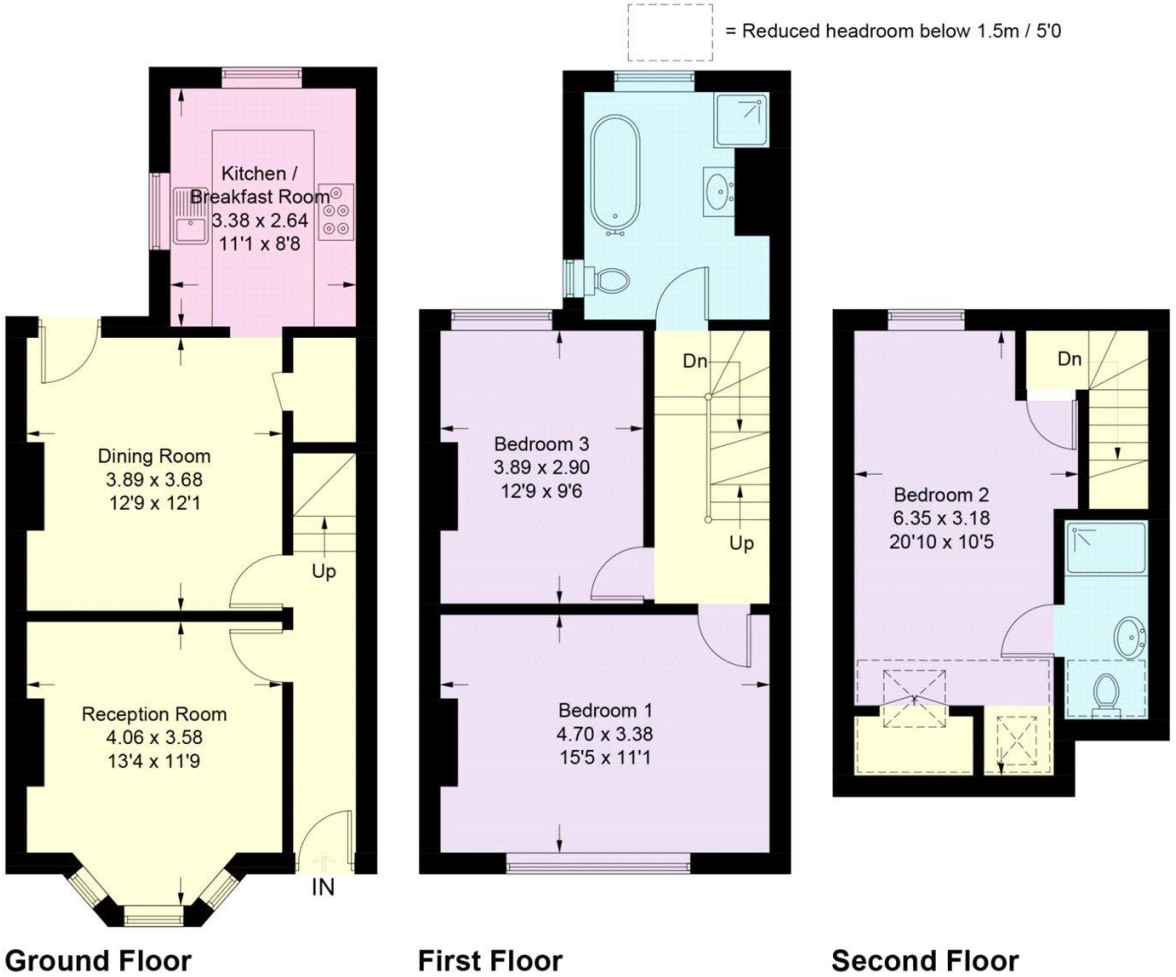
PLEASE NOTE THE PHOTOGRAPHY WAS TAKEN PRIOR TO OCCUPATION

BOSCH
BOSCH

25 Falkland Road

Approximate Gross Internal Area = 110.7 sq m / 1192 sq ft

= Reduced headroom below 1.5m / 5'0

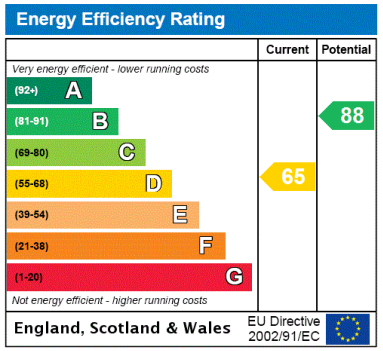


Ground Floor **First Floor** **Second Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID 969277)

The Property Ombudsman

Local Authority: Barnet
Council Tax band:E
Tenure: Freehold



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.

STATONS

www.statons.com

STATONS
BARNET

1 HADLEY PARADE
HIGH STREET
BARNET
HERTS
EN5 5SX
020 8449 3383
barnet@statons.com