

# HUNTERS

RESIDENTIAL SALES AND LETTINGS



**CHURCH HILL ROAD, EAST BARNET, EN4 8PQ**  
**£599,950 FREEHOLD**



Offered for sale CHAIN FREE this attractive bay fronted 1930's end of terrace property offer good size three bedroom accommodation with potential to extend and modernise. Situated in a very convenient location well placed for local school catchments and Oakhill Park the property also benefits from a good size rear garden. Oakleigh Park station is approximately 1 mile and Southgate Tube is a 1.2 mile walk or if preferred a short journey on the 125 bus which stops nearby. Viewing is highly recommended please call to book your appointment.

**THREE BEDROOMS  
THROUGH LOUNGE  
KITCHEN  
65FT REAR GARDEN  
GAS CENTRAL HEATING  
COUNCIL TAX BAND E - £2,134.36  
EPC RATING D - 56**

1. MONEY LAUNDERING REGULATIONS 2007: Purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Reference to the Tenure of a Property is based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor.



99 Russell Lane  
Whetstone  
N20 0BA  
020 8368 7138

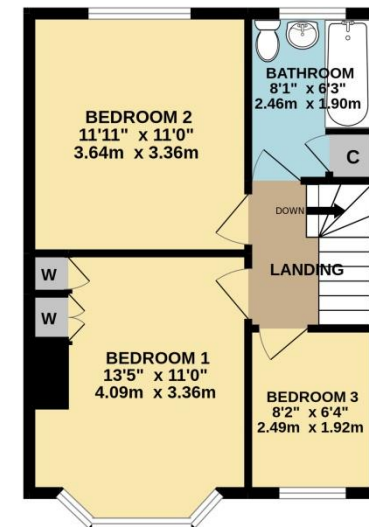
[www.hunters-whetstone.co.uk](http://www.hunters-whetstone.co.uk)



| Energy Efficiency Rating                    |          | Current | Potential               |
|---|----------|---------|-------------------------|
| Very energy efficient - lower running costs |          |         |                         |
| (92-100)                                    | <b>A</b> |         |                         |
| (81-91)                                     | <b>B</b> |         | 82                      |
| (69-80)                                     | <b>C</b> |         |                         |
| (55-68)                                     | <b>D</b> |         |                         |
| (39-54)                                     | <b>E</b> | 56      |                         |
| (21-38)                                     | <b>F</b> |         |                         |
| (1-20)                                      | <b>G</b> |         |                         |
| Not energy efficient - higher running costs |          |         |                         |
| England, Scotland & Wales                   |          |         | EU Directive 2002/91/EC |

Address:  
198 Church Hill

1ST FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 827 sq.ft. (76.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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