



Lancaster Road, Barnet, EN4

Asking Price: £425,000

Freehold

Lancaster Road, Barnet, EN4

A two bedroom semi detached cottage with rear patio garden and front off street parking well placed for local schools shops and transport facilities.

Accommodation comprises two reception rooms, fitted kitchen to rear, ground floor shower room and spacious first floor landing giving access to front and rear bedrooms.

The chain free property is well placed for New Barnet and Oakleigh Park mainline stations for trains to London's Moorgate and Kings cross stations. Local schools nearby include, Danegrove primary, 'Ofsted's' outstanding St Mary's CofE Primary School and East Barnet Secondary, and being within moments from East Barnet village shops.

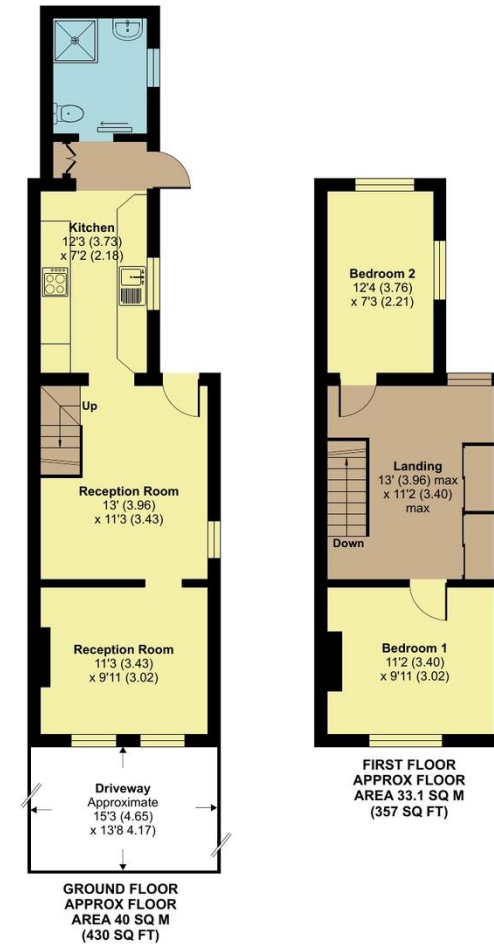
- SEMI DETACHED COTTAGE
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN
- GROUND FLOOR SHOWER ROOM
- REAR GARDEN
- FRONT OFF STREET PARKING
- CHAIN FREE
- COUNCIL TAX BAND D



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Approximate Area = 787 sq ft / 73.1 sq m

For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n2cbecon 2023. Produced for Hunters Property Group. REF: 1044069









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Disclaimer

The agent has not checked any apparatus, fixtures or fittings or services and cannot verify they are in working order or fit for their purpose. Neither has the agent checked the legal documentation to verify the Freehold / Leasehold status of the property. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.

Reference: BRN230318