



Puller Road, Barnet, EN5

Asking Price: £565,000

Freehold

Puller Road, Barnet, EN5

An attractive bay fronted two bedroom end of terrace property with an established South West facing pretty garden of over 100ft well placed for Barnet Town Centre, local schools and transport links.

Accommodation comprises a bay fronted reception room, dining room, kitchen to rear, ground floor three piece bathroom with underfloor heating two double bedrooms and benefits from classic timber framed double glazed sash windows and new roof.

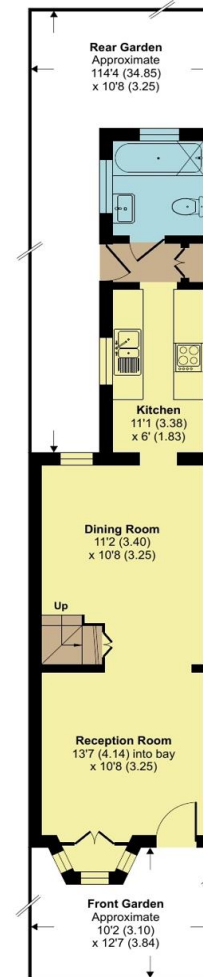
The property is located in a popular residential neighbourhood close to Foulds & Christchurch primary schools together with Queen Elizabeth's Boys Grammar and QE girls, well placed for Barnet town centre providing an array of High street shops, bars and restaurants, 'The Spires' shopping precinct, housing Waitrose, Chipping Barnet library and within a mile of High Barnet underground station (zone 5, northern line)

- **END TERRACE COTTAGE**
- **TWO BEDROOMS**
- **BAY FRONTED LOUNGE**
- **DINING ROOM**
- **KITCHEN**
- **GROUND FLOOR BATHROOM**
- **100+ SOUTH WEST FACING GARDEN**
- **TIMBER FRAMED DOUBLE GLAZING**
- **COUNCIL TAX BAND D**

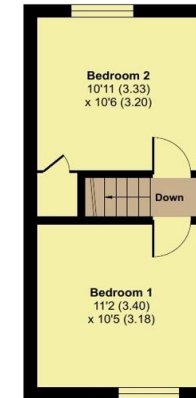


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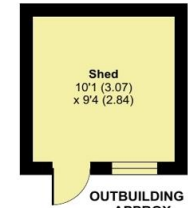
Approximate Area = 683 sq ft / 63.4 sq m
Outbuilding = 130 sq ft / 12 sq m
Total = 813 sq ft / 75.5 sq m
For identification only - Not to scale



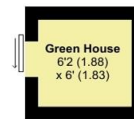
GROUND FLOOR
APPROX FLOOR
AREA 38.3 SQ M
(413 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 25 SQ M
(270 SQ FT)



OUTBUILDING 1
APPROX
AREA 8.6 SQ M
(93 SQ FT)



OUTBUILDING 2
APPROX
AREA 3.4 SQ M
(37 SQ FT)




Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3checon 2024. Produced for Hunters Property Group. REF: 1109366









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Hunters Barnet

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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: BRN240135