



Grove Road, Barnet, EN4 9DH

Asking Price: £435,000

Leasehold

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This CHAIN FREE two double bedroom first floor maisonette with private entrance and its own fantastic landscaped sunny rear garden.

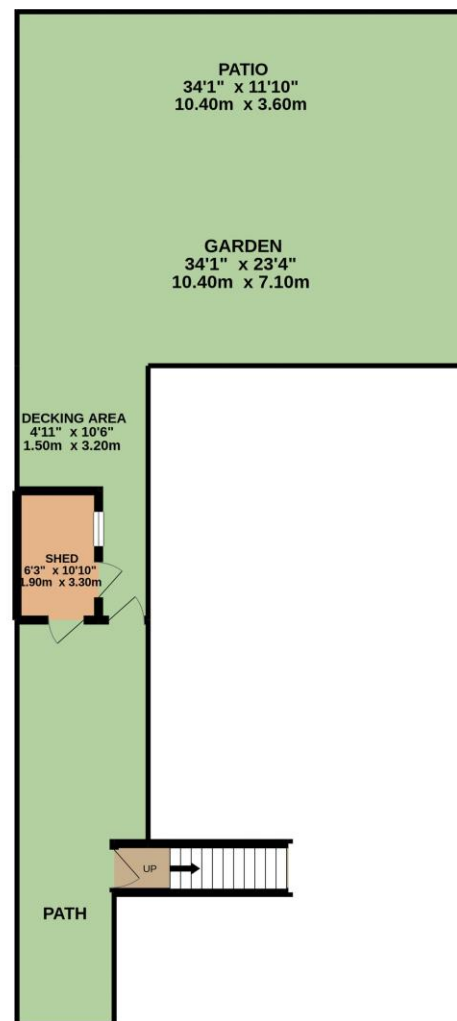
Well presented throughout and comprising of, entrance hall, bay fronted living room with fireplace, two double bedrooms, modern fitted kitchen and four piece family bathroom. The property benefits from a neatly tended rear garden with brick built storage shed and will be sold with an extended lease.

Set in a sought-after area, the property is well-positioned for a range of top-rated schools, including the Ofsted Outstanding Trent CofE Primary, along with Livingstone & Danegrove Primary, East Barnet Secondary, and JCoSS. Transport links are excellent, with Cockfosters Underground station (Piccadilly Line) nearby, as well as National Rail services from New Barnet Station providing fast connections to London King's Cross and Moorgate. The property is also within a mile of the scenic Trent Park.

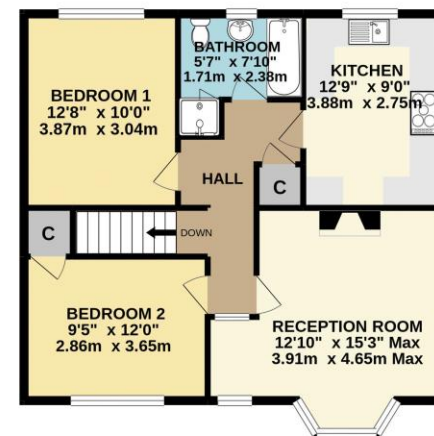
- **CHAIN FREE**
- **TWO DOUBLE BEDROOMS**
- **PRIVATE LANDSCAPED REAR GARDEN**
- **MODERN FITTED KITCHEN**
- **GENEROUS RECEPTION**
- **THREE PIECE BATHROOM**
- **WELL MAINTAINED THROUGHOUT**
- **GAS CENTRAL HEATING & DOUBLE GLAZING**
- **13 MINUTE WALK TO COCKFOSTERS STATION**
- **COUNCIL TAX BAND C**



GROUND FLOOR ENTRANCE



FIRST FLOOR



TOTAL FLOOR AREA : 730sq.ft. (67.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.