



**Church Hill Road, Barnet, EN4 8PP** **Asking Price: £700,000**  
*Freehold*

## Church Hill Road, Barnet, EN4 8PP

This immaculate three bedroom semi-detached house has recently been refurbished to a high standard and comes with 78ft South West facing garden with outbuilding, off street parking and is set moments from Oak Hill Park.

Accommodation comprises entrance hall, modern fitted kitchen, spacious bay fronted through lounge with sliding doors leading to garden. Three bedrooms to the first floor with three piece family bathroom. Externally there is a raised decking area and outbuilding with power, side access and off street parking to the front. Potential to extend the ground floor and loft STPP.

Conveniently located for Oak Hill Park and highly regarded schools, including Monkfrith Primary and Brunswick Park Primary & Nursery School. Moments from East Barnet village and its array of shops and cafes and walking distance of Oakleigh Park mainline Station.

- **THREE BEDROOM HOUSE**
- **SEMI-DETACHED**
- **IMMACULATE CONDITION**
- **THROUGH LOUNGE**
- **MODERN FITTED KITCHEN**
- **FAMILY BATHROOM**
- **78FT SOUTH WEST FACING GARDEN WITH OUTBUILDING**
- **OFF STREET PARKING**
- **MOMENTS FROM OAK HILL PARK**
- **COUNCIL TAX BAND E**



## Church Hill Road, East Barnet, Barnet, EN4

Approximate Area = 858 sq ft / 79.7 sq m

Outbuilding = 113 sq ft / 10.4 sq m

Total = 971 sq ft / 90.1 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). © nichecom 2024. Produced for Hunters - Barnet & Whetstone. REF: 1150490











Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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### Disclaimer

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