

**FIRST TIME ON THE MARKET
FOR APPROX 40 YEARS
6 WEEK COMPLETION**

View of Rear Garden



SITUATION

Located close to the junction with Calton Road in this highly sought after residential area which lies approximately 1/2 mile from Oakleigh Park Mainline Station and 1 1/4 miles from High Barnet Underground Station (Northern Line). New Barnet is a popular north London suburb located between High Barnet and Whetstone some 11 miles from central London with easy access to the M25 (Junction 23).

PROPERTY

A **3 Bed Semi-Detached House** planned on ground and first floors. The property is in good decorative order with fitted kitchen, UPVC double glazing and gas central heating (not tested). The property includes a **Drive-Way for parking up to 3 cars, a Front Garden and a 94 ft Rear Garden which includes an attractive patio area.**

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

**Vacant
3 Bed House**

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JOHN BARNETT**

ACCOMMODATION

Ground Floor:

Front Room
intercommunicates with
Rear Room
Kitchen

First Floor:

Bedroom 1
Bedroom 2
Bedroom 3
Bathroom
Separate WC

94 ft Rear Garden

Rooms sizes available from the Auctioneers upon request.

Note: There may be potential to extend the property at the side, rear and into the loft, subject to obtaining the necessary consents.

George Ecker Independent Chartered Surveyors **JOINT AUCTIONEERS**
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