



SITUATION

Located close to the junction with Monkfrith Way in this sought after residential area conveniently situated between East Barnet and Southgate, nearby Monkfrith Primary School and Bright Horizons Nursery and Pre-School and just yards from Oak Hill Park and the local shopping in Hampden Square.

East Barnet is a popular north London suburb located some 9 miles from central London.

PROPERTY

Comprising a **4 Bed Semi-Detached House** planned on ground, first and second floors. The property benefits from gas central heating (not tested), uPVC double glazed windows, a south facing **47' Rear Garden** and enjoys fantastic views from the master bedroom.

View from master bedroom



ACCOMMODATION (measurements to maximum points)

Ground Floor

Porch	6'4"	x	2'9"
Entrance Hall	6'5"	x	11'1"
Living Room	11'9"	x	14'2"
Dining Room	10'11"	x	11'8"
Kitchen	7'3"	x	11'8"
Conservatory	11'3"	x	9'11"

First Floor

Bedroom 1	10'10"	x	14'2"
Bedroom 2	10'10"	x	11'8"
Bedroom 3	7'6"	x	9'7"
Bathroom	4'7"	x	6'6"
Separate WC	2'7"	x	6'7"

Second Floor

Bedroom 4 (Master Bedroom)	12'6"	x	17'6"
Shower Room/WC	6'0"	x	6'7"

GIA Approx. 1,407 sq ft

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note 1: Floor Plan available from the Auctioneers.

Note 2: 97 Brookside South (4 bed semi - 1,600 sq ft) sold for £730,000 in April 2017.

Vacant 4 Bed House

The Surveyors dealing with this property are
Jonathan Ross and Zac Morrow

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page

Vendor's Solicitors

Fletcher Day

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