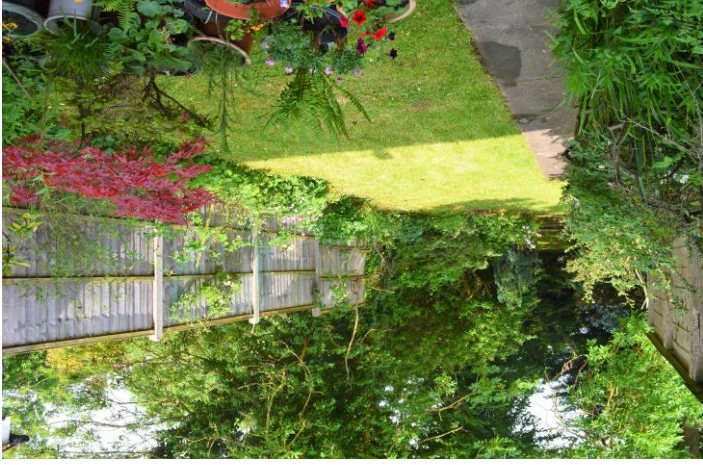


# JOSEPH SCOTT

A perfect family home with 3 bedrooms, off street parking, garage & fabulous rear garden!

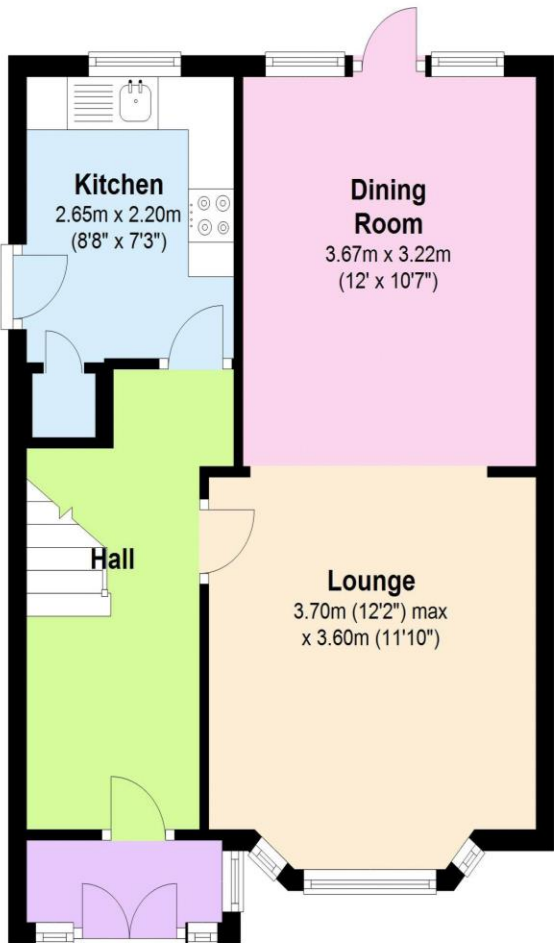


**Deans Way, HA8 9NJ**

**£525,000**  
Subject to contract

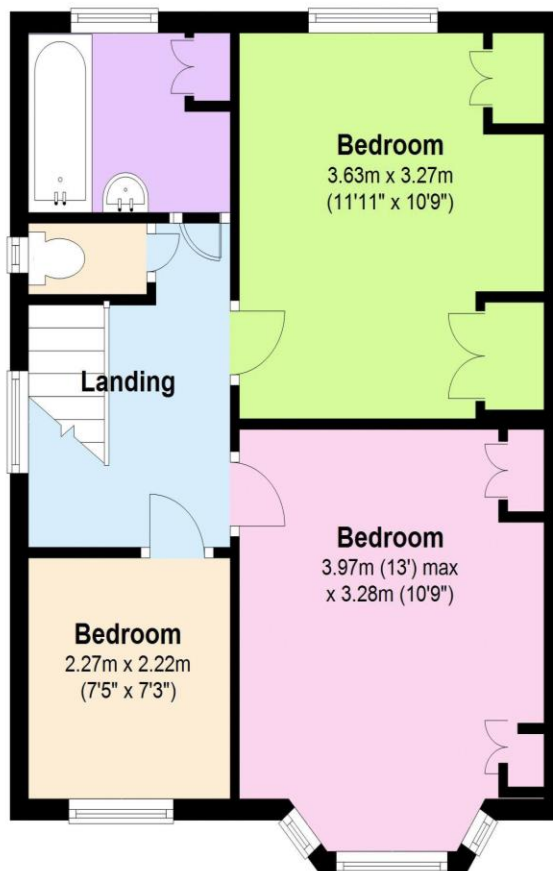
### Ground Floor

Approx. 42.2 sq. metres (454.7 sq. feet)



### First Floor

Approx. 41.6 sq. metres (448.2 sq. feet)



Total area: approx. 83.9 sq. metres (902.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		45	
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		38	
EU Directive 2002/91/EC			

While every effort is made to ensure the accuracy of this plan, all measurements are approximate and no responsibility can be taken for any errors. Plan produced using PlanUp.

Joseph Scott have prepared these property particulars as a general guide to a broad description of the property. They do not form any part of any contract. We have not carried out a structural survey and the service, appliances and specific fittings have not been tested. All photographs, measurements, energy performance certificates and floor plans are given as a guide only and should not be relied upon. The copyright of all details, photographs and floor plans remain exclusive to Joseph Scott. 2016.





## **JOSEPH SCOTT SAY....**

**\*OPEN TO OFFERS\* \*MUST SEE\* \*FABULOUS POTENTIAL\***

We are proud to offer to the market, for the first time in 24 years, this bright and light three-bedroom semi-detached family home with garage. The property offers a porch that leads onto the entrance hallway with under stairs storage. There is a 24ft reception room with a bay window to the front and a door to the rear leading you out to the well manicured private rear garden, with patio area, lawn, pond and tree lined borders. It is a fabulous sunny garden not overlooked so you can relax and enjoy the peaceful location. Back inside, you are further offered a kitchen to the ground floor with a door leading out to the side of the property. Off the first floor landing you are offered three bedrooms, the master with a lovely big bay window, and a family bathroom with separate WC. This home is perfect for those not afraid to do some work, as there is enormous amounts of potential to add a large rear extension and loft conversion, subject to the usual planning permissions and consents from the local Barnet council. The owners of the property are ready to sell and willing to accept offers, so we highly recommend arranging your viewing! This will be the perfect first time home!

## **KEY FEATURES....**

- Beautiful private rear garden
- Off street parking and Garage
- Great Potential to extend to the rear and loft (STPP)
- Bright and spacious reception room with bay window
- Well located for schools/transport links/shopping facilities



**020 8906 2244**

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**JOSEPH SCOTT**