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Falkland Road, Barnet, EN5

Approximate Area = 1254 sq ft / 116.5 sq m
 Limited Use Area(s) = 40 sq ft / 3.7 sq m
 Shed Total = 1335 sq ft / 124 sq m

For identification only - Not to scale



Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ritcheam 2024. Produced for Stators. REF: 1075476

1. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
2. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
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8 Falkland Road

Barnet EN5 4LG

£850,000

Freehold

PROPERTY SUMMARY

Situated in this highly sought after residential turning within close proximity to The Spires shopping centre, and outstanding schools such as Foulds and Christchurch with High Barnet Underground Station Hamilton Chase are delighted to offer for sale this stunning semi-detached character family home offering just over 1250 sq ft of living space of which an internal viewing is most highly recommended. The property itself is in excellent condition throughout and has been extended by the current owners to a high standard which now offers bright and spacious living accommodation throughout. Features include four double bedrooms, a front reception room, open plan fully fitted kitchen/diner, first floor utility room, two bathrooms, under floor heating to the ground floor, and gas central heating, double glazed windows, period features, well maintained rear garden, chain-free.

ACCOMMODATION

SOILD FRONT DOOR

HALLWAY

Under floor heated ceramic tiled flooring, power points, coving to ceiling.

RECEPTION 12' 3" x 11' 4" (3.73m x 3.45m)

Double glazed angled bay window to front aspect with window shutters, under floor heated ceramic tiled flooring, power points, tv and telephone point, coving to ceiling, built in shelving unit with cupboards, feature fireplace.

KITCHEN/DINING ROOM 23' 7" x 14' 8" (7.18m x 4.47m)

Attractive range of fitted wall and base units with Quartz [Carrara Misterio-White] worksurfaces, inset sink with mixer tap and filtered water system, splash back tiling to wall, power points, under floor heated ceramic tiled flooring, built in fridge/freezer, pull out drawer larder cupboard, built in "Siemens" appliances including oven, grill and microwave, induction hob with a inset extractor fan hood above, built in dishwasher, tv and telephone point, spot lights, large sky light, understairs built in storage cupboards, wine cooler, double glazed large window to rear aspect over looking the garden, double glazed double doors onto rear garden.

FIRST FLOOR LANDING

Oak flooring.



BEDROOM 3 11' 0" x 9' 10" (3.35m x 2.99m)

Double glazed window to rear aspect with window shutters, oak flooring, radiator, power points, floor to ceiling fitted wardrobes with built in drawers.

UTILITY ROOM 8' 9" x 5' 5" (2.66m x 1.65m)

Double glazed window to rear aspect, oak flooring, power points, fitted worksurface with inset sink and mixer tap, built in cupboards one housing gas central heating boiler, fitted shelving, built in washing machine and tumble dryer.

FAMILY BATHROOM 8' 9" x 5' 5" (2.66m x 1.65m)

Enclosed paneled bath with wall mounted shower attachment, shower screen, tiled flooring, low level wc, spot lights, heated towel rail, extractor fan, vanity unit with inset wash/hand basin.

BEDROOM 2 14' 6" x 10' 4" (4.42m x 3.15m)

Two double glazed windows to front aspect with window shutters, oak flooring, double radiator, power points, coving to ceiling, floor to ceiling built in wardrobes with drawers.

SECOND FLOOR LANDING

Sky light.

BEDROOM 1 17' 5" x 10' 3" (5.30m x 3.12m)

Oak flooring, power points, spot lights, double radiator, double glazed window to rear aspect, sky light, built in floor to ceiling double wardrobe.

