

Chas R

L O W E

Est. 1876



**30 Lakeside Crescent, Barnet, Hertfordshire, EN4 8QJ**

Asking Price: £725,000

This extended terraced family home is located within easy reach of East Barnet village and Cockfosters, with well-regarded junior and senior schools close by \* Four bedrooms \* Two bathrooms \* Kitchen/dining room \* Guest cloakroom \* Garage to rear \* Off street parking \*

[info@chaslowe.com](mailto:info@chaslowe.com)

020 8440 6449

[www.chaslowe.com](http://www.chaslowe.com)

10 Church Hill Road East Barnet Herts EN4 8TB

Double glazed front door leading into

ENTRANCE HALL: 12'1 x 5' max

Oak staircase leading to landing, single radiator, power points, understairs storage cupboard.

RECEPTION ROOM: 13'1 into bay x 11'5

Double glazed half bay window overlooking front with built in shutter blinds, double radiator, power points, recess for TV & aerial point.

KITCHEN/DINING ROOM:

Dining area: 16'11 x 11'5' max

Fitted cupboards, recess for TV, double radiator, leading through to kitchen.

Kitchen area: 12'9 x 9'9 base and eye level units, roll top work surfaces to two sides and island, AEG 5 ring electric hob with extractor fan and light above, stainless steel sink and drainer, NEFF combination oven and plate warmer, NEFF microwave oven and grill, Integrated Bosch dishwasher, vented for tumble dryer, integrated Zanussi washing machine, Zanussi integrated fridge freezer, AEG wine cooler, single radiator, sky light x 2, double glazed window overlooking rear garden, double glazed door leading onto rear garden.

GUEST CLOAKROOM:

Low level flush WC, wash hand basin inset into vanity unit, double glazed frosted window.

LANDING:

BEDROOM: 13'2 into bay x 10'6 to rear of wardrobes.

Double glazed half bay window overlooking front with built in shutter blinds, built in wardrobes, single radiator, power points.

BEDROOM: 11'11 x 9'6

Double glazed window overlooking rear garden with views over East Barnet and Whetstone, with built in shutter blinds, single radiator, built in wardrobe, power points.

BEDROOM: 7'1 x 5'10

Double glazed window overlooking front with built in shutter blinds, single radiator, power points.

FAMILY BATHROOM: suite comprising tiled panelled bath with hot & cold mixer taps and shower attachment, shower screen and thermostatic shower controls, partly tiled walls, low level flush WC, wall mounted wash hand basin, tiled flooring, double glazed frosted window.

Stairs leading to BEDROOM: 17'1 x 9'8

Double glazed double doors with Juliette balcony overlooking rear garden with views towards New Barnet, power points, laminate flooring, built in cupboard, alcove storage, eaves storage, double radiator.

ENSUITE SHOWER ROOM: low level flush WC, wall mounted wash hand basin, shower cubicle, double glazed frosted window, extractor fan.

REAR GARDEN: initial paved area, mainly laid to lawn, raised deck area to rear, shed, gated rear access.

GARAGE TO REAR: (asbestos roof): up and over door leading onto rear service road.

FRONT OF PROPERTY: off street parking for one vehicle.

TENURE: FREEHOLD

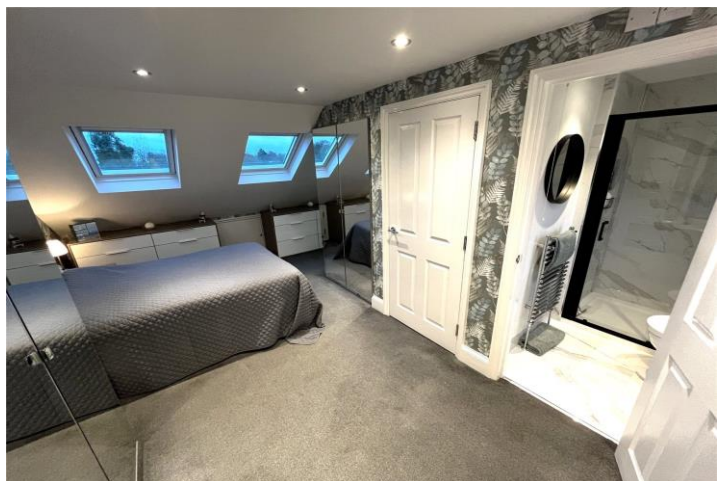
LOCAL AUTHORITY: BARNET

COUNCIL TAX BAND: D

FREEHOLD




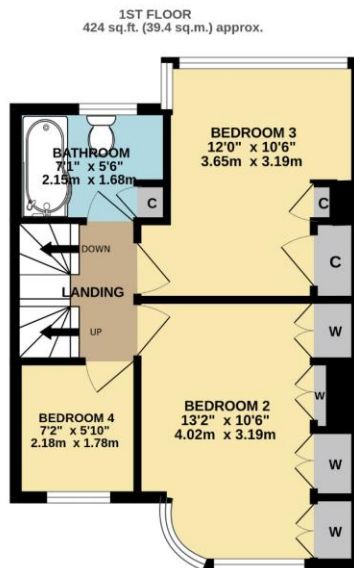
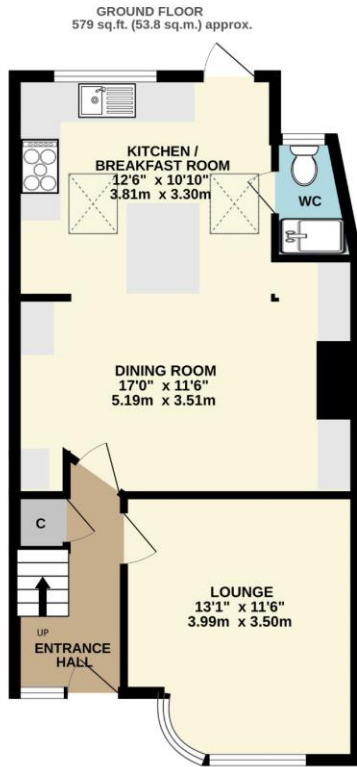








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	



TOTAL FLOOR AREA : 1262 sq.ft. (117.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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