



## BROOKHILL ROAD, EAST BARNET, EN4

AN IMMACULATE 3/4 BEDROOM MID-TERRACED TOWN HOUSE OFFERED IN 'SHOW HOUSE' CONDITION & OFFERING GENEROUS PROPORTIONS ON 3 LEVELS.

On the Ground Floor there is an Entrance Hall, Downstairs Cloakroom, Dining Room & Luxury Fitted Kitchen + Rear Garden.

On the First Floor there is a Reception Room/Possibly 4th Bedroom + Bedroom 1 with Fitted Wardrobes.

On the Second Floor there are 2 Further Bedrooms, both with Fitted Wardrobes, and a Luxury Bathroom.

There is PAVED OFF STREET PARKING TO FRONT.

This Property would make an Ideal Family Home close to All Amenities, or would make a good Buy to Let Investment.

Offered Chain Free and at a realistic asking price.

Viewings Highly Recommended.



### ACCOMMODATION

\* DOUBLE GLAZED PORCH \* ENTRANCE HALL \* DOWNSTAIRS CLOAKROOM \* DINING ROOM \* LUXURY FITTED KITCHEN \* RECEPTION ROOM/POSSIBLE BEDROOM 4 \* 3 GOOD SIZED BEDROOMS \* LUXURY BATHROOM \* REAR GARDEN \* PAVED OFF STREET PARKING TO FRONT

\*

SERVICES: GAS CENTRAL HEATING \* FEATURES: DOUBLE GLAZING, NEW FLOORINGS, NEW KITCHEN, NEW BATHROOM, NEWLY REDECORATED. \*

**PRICE: £550,000 FREEHOLD**

**LUXURY FITTED KITCHEN/DINING ROOM: PIC. 1 16'4 x 7'4 (4.98m x 2.24m)**



**LUXURY FITTED KITCHEN/DINING ROOM: PIC. 2**



**LUXURY FITTED KITCHEN/DINING ROOM: PIC. 3 15'3 x 9#10 (4.65m x 2.74m#3.05m)**



**RECEPTION ROOM/BEDROOM 4: 15'3 x 13'1 max (4.65m x 3.99m max)**



**BEDROOM 1: 15'4 x 9'1 (4.67m x 2.77m)**



**BEDROOM 2: 15'3 x 9'1 (4.65m x 2.77m)**



**BEDROOM 3: 13'5 x 7'4 (4.09m x 2.24m)**



**LUXURY BATHROOM:**



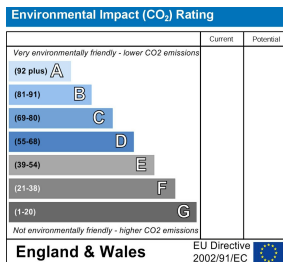
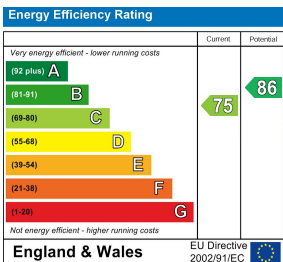
**SOUTH FACING REAR GARDEN:**



**REAR ELEVATION OF PROPERTY:**



Awaiting Floor Plan



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.