

MAUNDER TAYLOR

FOR SALE

3 BEDROOM DETACHED BUNGALOW



26 ELTON AVENUE, BARNET, EN5 2EA

An extended, 3 bedroom detached bungalow home. The property benefits from its own driveway providing off-street parking, en-suite facilities to the extended first floor bedroom, a well presented kitchen, downstairs shower room & a split level rear garden.

The property lies within close proximity of a High Barnet station (approx. half a mile away).

An internal viewing is highly recommended – please contact Maunder Taylor for an appointment.

FEATURES AND ACCOMMODATION

3 BEDROOMS • ENSUITE BATHROOM TO MASTER • SHOWER ROOM
• RECEPTION/DINING AREA • KITCHEN • SPLIT LEVEL REAR GARDEN
OWN DRIVEWAY PROVIDING OFF-STREET PARKING, LEADING TO SIDE LEAN-TO

GUIDE PRICE: £660,000 FREEHOLD

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

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Front door, opening to entrance hallway, double glazed window to side, radiator, under stair storage cupboard *Valiant* boiler & fuse board, stairs rising to first floor and doors opening to;

Downstairs Bedroom/Study **11'8 x 9'9 (3.56m x 2.97m)**

Laminate flooring, double glazed window to front, radiator.

Downstairs Bedroom **13'11 x 11'11 (4.24m x 3.63m)**

Laminate flooring, double glazed window to front, radiator.

Shower Room **7'1 x 5'6 (2.16m x 1.68m)**

Shower cubicle with soaker & hand held spray, sink set on vanity unit with drawers below, low flush WC, part tiled, laminate flooring, frosted double glazed window to side, towel radiator.

Reception/Dining Area **Overall 20'3 maximum x 11'8 max (6.17m x 3.56m)**

Laminate flooring, fireplace, radiators, double glazed window to rear with side patio doors leading out to rear garden.

Kitchen **10'1 x 7'7 (3.07m x 2.31m)**

Fitted wall and base units, integrated fridge freezer & dish washer, 4 ring gas hob with hood above & integrated *NEFF* oven & grill, work top with inset sink & tap, tiled floor, double glazed window to side. Door to rear garden.

FIRST FLOOR

First floor landing with built-in storage cupboard housing pressurised hot water cylinder, carpeted flooring & doors to;

Master Bedroom **14'2 x 11'6 (4.32m x 3.51m)**

Carpeted flooring, double glazed window to rear with doors overlooking rear garden, radiator.

En-Suite Bathroom

Panel enclosed bath with shower spray above, sink set on vanity unit with drawers below, concealed flush WC, towel ladder, tiling throughout, obscure glass double glazed window to rear.

EXTERIOR

Split Level Rear garden - Maximum depth of approx. 60' (18.28m) Patio area, planted with mature shrubs, garden storage. Side lean-to with double doors opening to front driveway.

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Please note: this is an executor sale. The estate has been made aware, that prior to the former owner's purchase, some strengthening work was carried out to the foundations of the property. The Estate have no available documentation in regard to this historical work (carried out more than 20 years ago), although have commissioned an engineer to inspect the property, who reported that the house is in sound condition structurally - A copy of their letter will be available to any interested parties on request.

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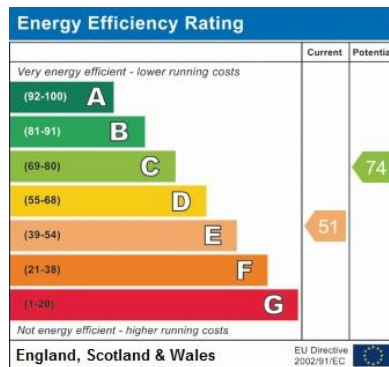
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NOTE: Floorplan is for identification purposes only - Not to scale
Plan produced using PlanUp.



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