

Mount Pleasant, Barnet, EN4



Price: OIEO £810,000
Freehold

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk



CHAIN FREE

A deceptively spacious and well-presented 3 double bedroom semi-detached family home located on the upper end of Mount Pleasant. Benefits include a large 22'8 x 22'7 reception room, kitchen, downstairs cloakroom, family bathroom, beautiful 60ft rear garden, garage and off-street parking. The property is located within a short walk to all amenities, including buses, Cockfosters Tube Station, shops, restaurants and good schools, with Trent Junior School only 2 minutes away, with a choice of secondary schools - namely Southgate, East Barnet and JCOS. Must be viewed internally to be fully appreciated.

- 3 DOUBLE BEDROOM SEMI-DETACHED HOUSE
- TOP END OF MOUNT PLEASANT
- EXCELLENT SCOPE AND POTENTIAL - SPP
- CHAIN FREE
- GARAGE AND PRIVATE DRIVE
- CLOSE TO BUSES, TUBE, SHOPS, RESTAURANTS, SCHOOLS, AND TRENT PARK.

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FEATURES

DESCRIPTION

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ACCOMMODATION

LIVING ROOM WITH STORAGE CUPBOARD
KITCHEN
GROUND FLOOR GUEST CLOAKROOM
3 BEDROOMS WITH FITTED WARDROBES
FAMILY BATHROOM
60ft REAR GARDEN
GARAGE
OFF-STREET PARKING

LOCATION

Mount Pleasant is a sought-after road off Cockfosters Road (A111). The property is a short walk from Cockfosters Underground and a variety of shops close by. Trent Church of England Primary School is in close proximity. A variety of other schools are within a mile of the property. The M25 is only a short drive away.

LOCAL AUTHORITY

London Borough of Barnet

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band F.
EPC pending.

VIEWING

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES.

IMPORTANT INFORMATION CONCERNING THESE PARTICULARS

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

ANTI MONEY LAUNDERING

Owing to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification in order to purchase or sell a property through Vanessa McCallum Estates Ltd. You need to provide us with the following documents:

* One form of photographic identification (ideally passport, photocard driving licence, national identity card)

* A recent document identifying your postal address (such as utility bill, bank statement, mortgage statement, Council Tax bill).

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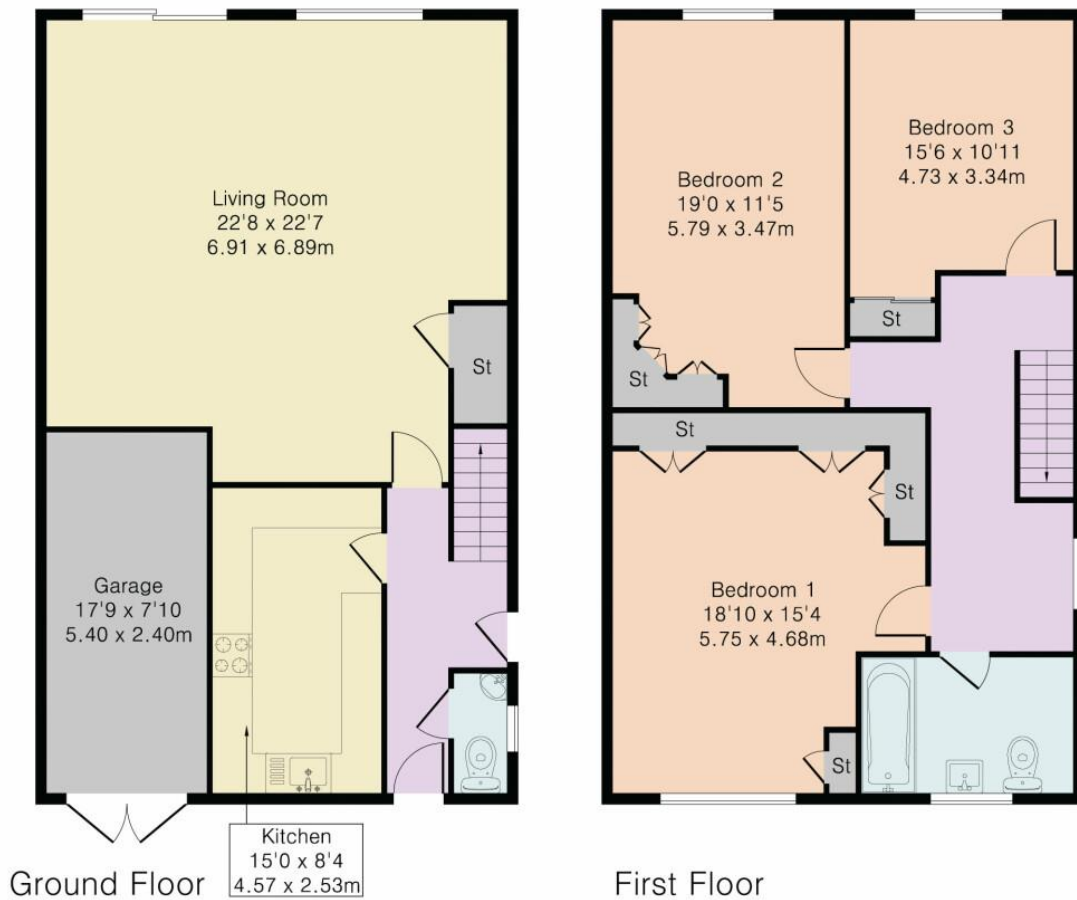
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Approximate Gross Internal Area 1715 sq ft – 159 sq m
Ground Floor Area 857 sq ft – 80 sq m
First Floor Area 857 sq ft – 80 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

