

Welbeck Road, East Barnet, EN4 8RZ



**Price: £825,000**  
**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



**A beautifully presented 4/5 bedroom 3 bathroom three storey semi-detached family home well located to East Barnet's shopping facilities, schools and coffee shops. Comprising spacious reception room, guest wc, utility room and shower room, further reception room/bedroom to ground floor, wonderfully bright open plan fitted kitchen/dining room opening out to a pretty rear garden plus off street parking for several vehicles. Also benefitting with being within a short distance to OAKLEIGH PARK TRAIN STATION (direct access to Kings Cross/Moorgate via Finsbury Park).**

- 4/5 BEDROOM THREE-STORY SEMI-DETACHED FAMILY HOME
- 3 BATHROOMS
- SPACIOUS RECEPTION ROOM
- BRIGHT OPEN PLAN FITTED KITCHEN/DINING ROOM
- UTILITY/ SHOWER ROOM
- PRETTY REAR GARDEN
- CLOSE TO AMENITIES
- OFF STREET PARKING

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## **FEATURES**

### **DESCRIPTION**

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### **ACCOMMODATION**

LOUNGE  
KITCHEN/DINING ROOM  
GROUND FLOOR CLOAKROOM  
GROUND FLOOR UTILITY/ SHOWER ROOM  
BEDROOM/RECEPTION ROOM

### **FIRST FLOOR**

3 BEDROOMS  
FAMILY BATHROOM

### **TOP FLOOR**

BEDROOM - with En-Suite bathroom  
PRETTY REAR GARDEN  
OFF STREET PARKING

### **LOCATION**

Welbeck Road is a quiet turning off Cranbrook Road which is off Longmore Avenue. Nestled in the heart of East Barnet offers unparalleled convenience, with New Barnet/Oakleigh Park Station, local shops, and amenities just a short stroll away.

### **SERVICES**

Gas Central Heating and Mains Drainage.  
Council Tax Band E

### **LOCAL AUTHORITY**

London Borough of Barnet

### **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**

Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. Facial recognition will be offered at a charge of £15 plus vat per person.

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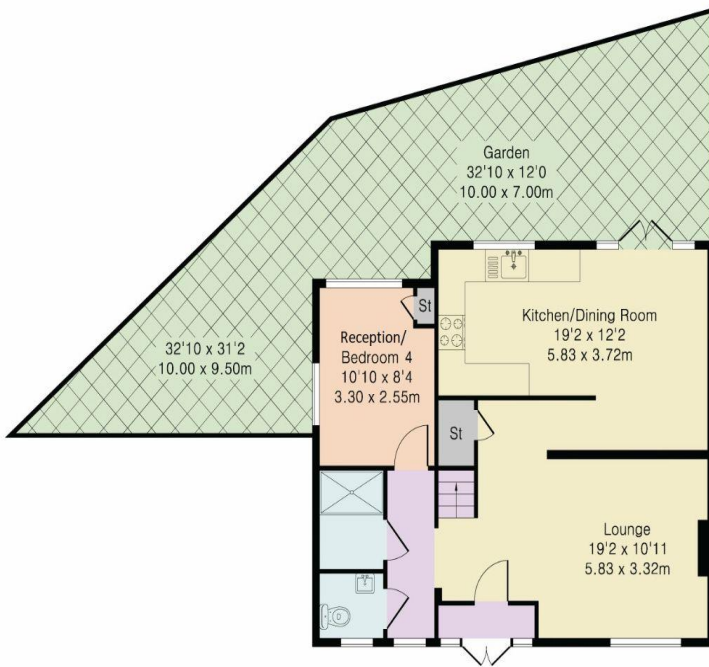
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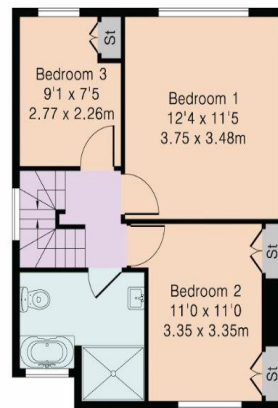
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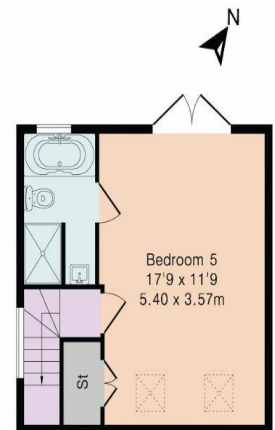
Approximate Gross Internal Area 1397 sq ft – 130 sq m  
Ground Floor Area 648 sq ft – 60 sq m  
First Floor Area 437 sq ft – 41 sq m  
Top Floor Area 312 sq ft – 29 sq m



Ground Floor



First Floor



Top Floor



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.

