



St. Wilfrids Road

£330,000

Archers

Land & Estate Agents

St. Wilfrids Road

Barnet, London EN4 9SB

Description:

A larger than average one bedroom ground floor period conversion set close to the mainline station in New Barnet. The property has enjoyed significant improvements to include a superb kitchen/breakfast room which opens onto a spacious living room, contemporary bathroom suite and private use rear garden. The property is well presented throughout and is offered with no upper chain.



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COMMUNAL ENTRANCE

Glazed door to communal hallway

ENTRANCE HALLWAY

Via entrance door, radiator, coving to ceiling, inset spotlights, doors to bedroom and living room.

LIVING ROOM

13'6" x 12'11" (4.11 x 3.94)

Inset spotlights, telephone point, radiator, aerial socket, coving to ceiling, open access to the modern fitted kitchen

KITCHEN/BREAKFAST ROOM

10'10" x 10'0" (3.30 x 3.05)

Fitted with a modern range of wall and base units providing granite work top surface areas incorporating a single drainer sink unit with mixer tap over, plumbing for washing machine, built in stainless steel electric oven with electric four ring hob and stainless steel extractor hood over, integrated fridge and freezer, slimline dishwasher, wall mounted combination boiler, breakfast bar, tiled floor, tiled splash backs, window to rear elevation, door to rear leading to private rear garden.

BEDROOM

13'6" x 9'8" (4.11 x 2.95)

With double glazed window to front elevation, coving to ceiling, inset spotlights, radiator, telephone point, aerial socket, wood floors.

INNER HALLWAY

Accessed via the living room, storage cupboard, door to

BATHROOM

A white three piece suite comprising of a panel enclosed bath with shower over, low level w/c, wash hand basin set with a modern vanity unit, tiled floor, radiator, tiled walls, inset spotlights, storage cupboard, double glazed opaque window to rear elevation.

OUTSIDE

To the front of the property is a gravelled driveway which provides allocated parking for two vehicles. The rear garden is accessed via the kitchen and comprises of a patio area and pathway leading to a private garden which is mainly laid to lawn and enclosed with timber fencing.

TENURE

We have been informed by the current owners that the property is leasehold
Lease 89yrs





St. Wilfrids Road, EN4

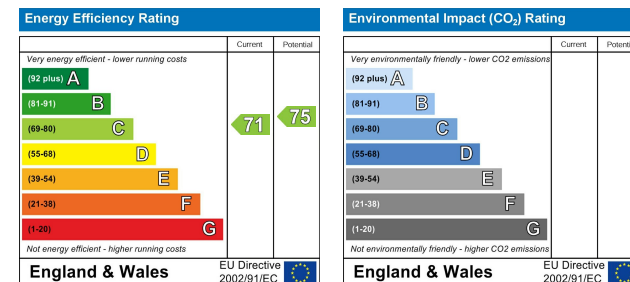
Approx. Gross Internal Area 540 Sq Ft - 50.17 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale

The floor plan should be used as a general guide for guidance only and does not constitute a contract or a part of the offer or contract. Any planning permission or other special requirements for alterations, extensions, alterations and all other work is the responsibility of each applicant. Any other requirements or conditions should be ascertained from the relevant authorities before taking any action. A fee for plan is not applicable.



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