

EPC: D

Church Hill Road, BARNET, Hertfordshire

Asking Price: £650,000

Bairstow eves









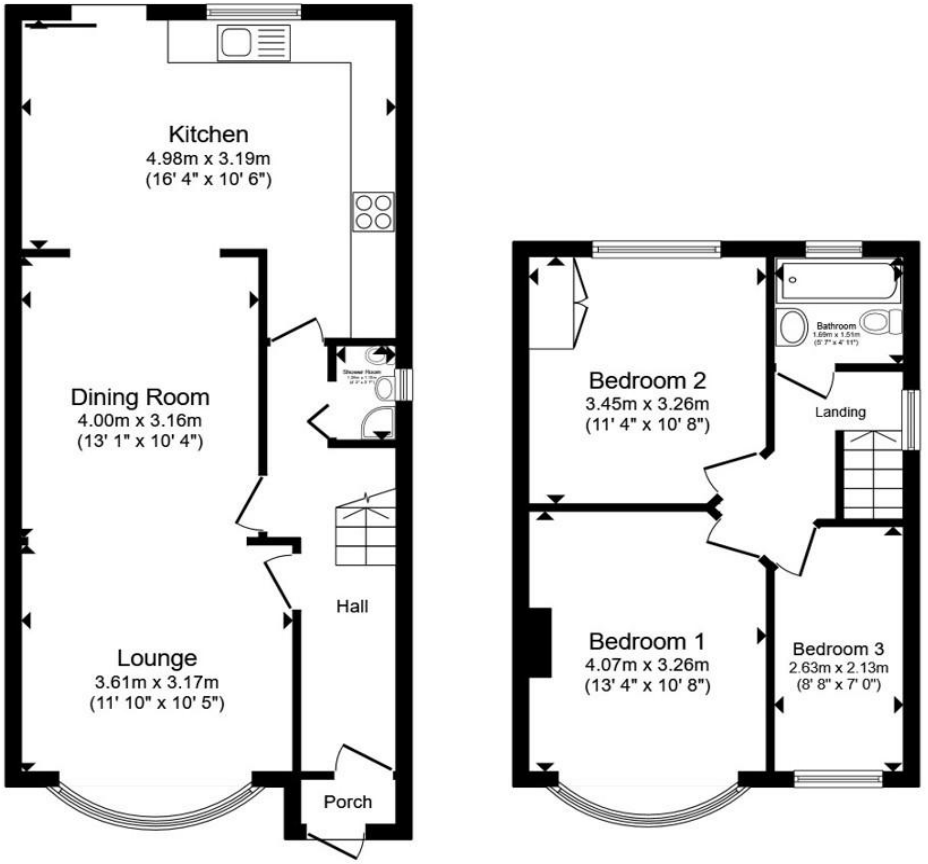






This attractive and beautifully presented three-bedroom family home offers deceptively spacious and well-balanced accommodation, enhanced by a thoughtfully designed rear extension and impressive energy-efficient upgrades. The ground floor features a welcoming bay-fronted reception room, a separate dining room ideal for both entertaining and everyday family life, and an extended kitchen creating an excellent social hub with ample space for cooking and dining. Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom. The property has been further enhanced with a newly fitted kitchen and bathroom, both installed in 2023, together with comprehensive redecoration throughout, creating a home that is ready to move straight into. Additional benefits include a private driveway, a well-maintained rear garden and the installation of an air source heat pump, helping to significantly reduce energy costs while improving the property's environmental efficiency, making it an increasingly desirable and future-proof family home.

Ideally positioned on the ever-popular Church Hill Road, the property enjoys convenient access to the excellent amenities of East Barnet, New Barnet, Southgate and Cockfosters. A wide selection of shops, cafés, restaurants and highly regarded schools are all within easy reach, including the sought-after Monkfrith and Brunswick Park Primary Schools. For commuters, Oakleigh Park Mainline Station is nearby and provides direct services into Moorgate and Central London, whilst Southgate and Cockfosters Underground Stations (Piccadilly Line) and High Barnet Underground Station (Northern Line) offer further transport options. Residents can also enjoy the wonderful open spaces of Oak Hill Park, quite literally on the doorstep, with its popular café, tennis courts, children's playgrounds and recreational facilities. Combining excellent connectivity with green open spaces and outstanding local amenities, this location is perfectly suited to families and commuters alike.



Ground Floor **First Floor**

Total floor area 91.4 m² (984 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **E**

Tenure: **Freehold**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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