

STATONS

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**Victoria Road
Barnet**



22 Victoria Road, Barnet, EN4 9PF £745,000

*** CHAIN FREE *** A beautifully presented 4 bedroom modern townhouse with bright, well planned accommodation arranged across 3 floors. The ground floor of the property comprises a welcoming entrance hall, a stunning open plan reception/kitchen with built in appliances and bi fold doors to the rear garden, a study, a guest w.c and a storage cupboard. On the first floor there are 3 bedrooms and a family bathroom and on the top floor there is a fabulous principal bedroom complete with a luxurious en suite and ample storage. Externally there is a neat rear garden with sun terrace and 1 off street parking space (potential for 2).

Ideally located for the commuter, with both High Barnet underground station (Northern Line) and New Barnet mainline stations within easy reach. The area is also served by numerous bus routes. The local Sainsburys is within walking distance along with many other amenities, such as the Everyman Cinema, New Barnet Leisure Centre and Pure Fitness gym. The area has many well regarded schools both private and state.

















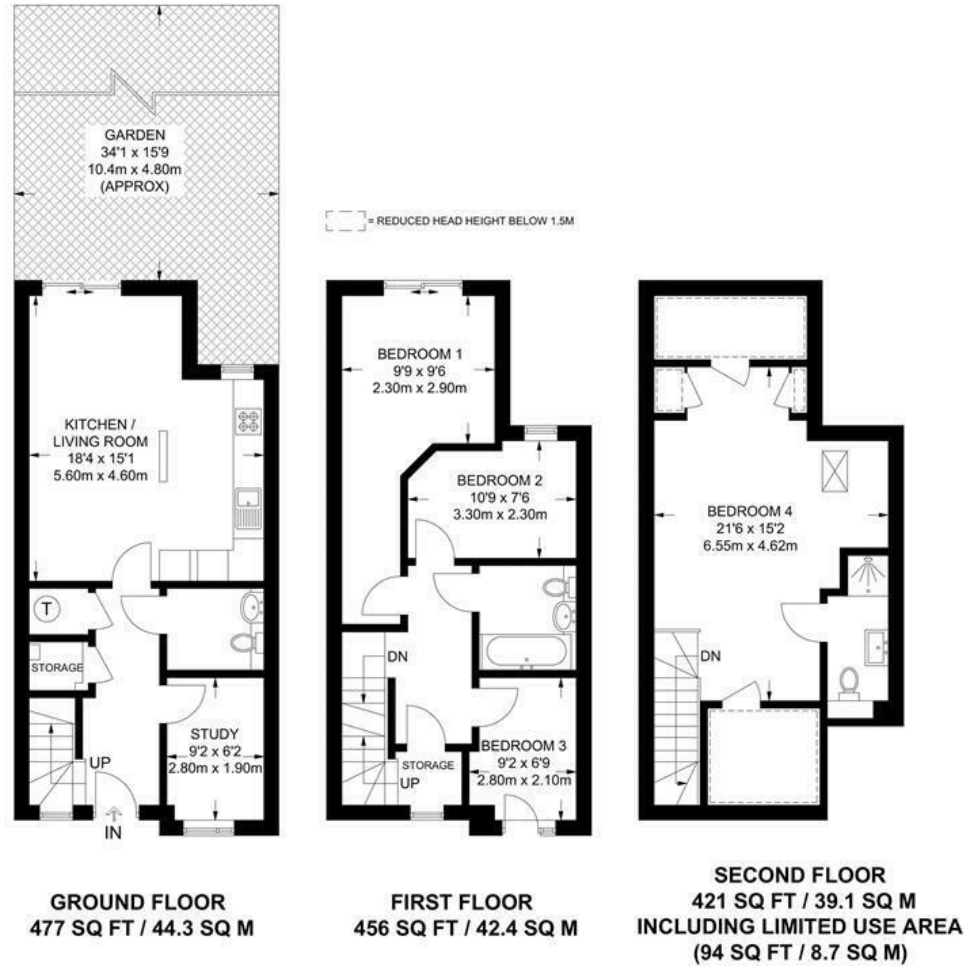




APPROXIMATE FLOOR AREA = 1354 SQ FT / 125.8 SQ M
INCLUDING LIMITED USE AREA (94 SQ FT / 8.7 SQ M)



Local Authority: Barnet
Council Tax band: F
Tenure: Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	89	91
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate. All dimensions include wardrobe spaces where applicable.

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