



FREEHOLD

House - End Terrace

# 8 WOODFIELD DRIVE, EAST BARNET, EN4 8PA

Asking Price

# £625,000

## FEATURES

- Chain Free
- South West facing rear Garden
- Two Receptions
- Guest cloakroom
- Quiet Location
- Three Bedrooms
- Utility
- Well placed for Schools



# RASH & RASH

# 3 Bedroom House - End Terrace located in East Barnet

Call us on

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<https://www.rashandrash.com/>

This chain free three bedroom family home is ideally situated on a sought after residential road in East Barnet and offers well proportioned accommodation extending to approximately 994 sq ft. Presented in fair condition throughout, the property provides an excellent opportunity for buyers to modernise and create a home to their own taste.

The ground floor comprises a welcoming entrance hall, a bright front reception room with bay window, and a separate dining room to the rear overlooking the garden. A fitted kitchen leads through to a useful utility area and a convenient downstairs cloakroom. To the first floor are three bedrooms, including two generous doubles and a versatile third room, along with a family bathroom.

Externally, the property benefits from a good sized south west facing rear garden allowing for plenty of natural light, as well as a front garden.

The location is particularly appealing, being within a short and pleasant walk of Oak Hill Park and close to a range of local amenities, while excellent transport links are available via Southgate Underground Station and Oakleigh Park Mainline Station, both within a mile, offering easy access into central London. The property also falls within the catchment area for well regarded primary and secondary schools, making it an ideal choice for families.

Council Tax Band

**E**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

