



FREEHOLD

House - End Terrace

# 54 FERNEY ROAD, EAST BARNET, EN4 8LE

Price Guide

## £685,000

### FEATURES

- Three Bedrooms
- Modern Kitchen
- Driveway
- Workshop and Garage to rear accessed via private gated road
- Two Receptions
- Downstairs cloakroom
- South West Facing Rear Garden
- In catchment of sought after Schools



# RASH & RASH

# 3 Bedroom House - End Terrace located in East Barnet

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

A delightful three bedroom end of terrace house set on a quiet and charming residential street on the border of Southgate and ideally placed for highly regarded schools. Built in 1936, this home offers a perfect blend of character and modern living.

The ground floor features a bright and spacious open plan kitchen and dining area to the rear, complemented by a separate reception room at the front featuring an open fire and a convenient cloakroom. The rear reception room benefits from patio doors that open onto a lovely south west facing patio and private garden, perfect for enjoying the afternoon and evening sun. At the rear of the garden there is a neatly arranged workshop and a garage.

Upstairs, the property offers three bedrooms and a family bathroom. To the front, there is off-street parking for one vehicle which features built-in lighting.

The property is set in an excellent location close to the local amenities and transport links of Barnet as well as open green spaces and good schools, ensuring that everything you need is within easy reach.



Council Tax Band

**E**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<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.

