

MAUNDER TAYLOR

FOR SALE
(CHAIN FREE)

3 BEDROOM END OF TERRACE PROPERTY with
ONE BEDROOM SELF CONTAINED ANNEXE



ALAN DRIVE, BARNET, HERTS, EN5

A corner positioned 3-bedroom family home, benefiting from an adjoining (and intercommunicating) one bedroom annexe with its own shower/WC, & reception with kitchenette.

Both parts of the property share the use of the rear garden.

Alan Drive is a quiet residential turning situated off Mays Lane, No. 36 being in the cul-de-sac section of the road, which leads to the Dollis Brook open space – giving access to the *London Loop* marked walk.

The property is situated approximately a mile from both Barnet Church - at the start of the shopping facilities along Barnet High Street and High Barnet underground station (Northern Line).

FEATURES AND ACCOMMODATION

3 BEDROOMS • 2 RECEPTIONS • KITCHEN • BATHROOM
SIDE ANNEXE (BEDROOM, SHOWER, RECEPTION WITH KITCHENETTE)
CENTRAL HEATING • FRONT & REAR GARDENS • DOUBLE GLAZING

GUIDE PRICE: £685,000 FREEHOLD – CHAIN FREE

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

1320 High Road, Whetstone, London N20 9HP - www.maudertaylor.co.uk – 020 8446 0011



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Front door, opening to entrance hallway, with radiator, and stairs to first floor. Doors opening to;

Reception **13'6 into bay x 11'9 (4.11m x 3.58m)**

Carpeted flooring, double glazed bay window to front, radiator, feature fireplace with stone hearth surround with wooden mantel.

Dining Room **11'7 x 11'5 (3.53m x 3.48m)**

Carpeted flooring, radiator, double glazed patio door to rear.

Kitchen **9'3 x 4'10 (2.82m x 1.47m)**

Fitted wall and base units with worktop, 4-ring gas hob with hood above & oven below, stainless steel sink & drainer, space and plumbing for washing machine, cupboard housing fridge freezer, laminate flooring, part tiled walls, rear door leading onto garden.

SIDE ANNEXE:

Bedroom Area **9'9 x 8'10 (2.97m x 2.69m)**

Carpeted, double glazed window to front, with doors opening to;

Fully tiled wet room;

with low flush WC, hand held shower, towel radiator, sink set on vanity unit, air extractor.

Main Annexe Room; **15'1 x 12'2 (4.60m x 3.71m)** With fitted kitchen units and sink & drainer.

Radiator, double glazed doors & windows to rear – overlooking rear garden.

FIRST FLOOR

Bedroom **14' into bay x 11'11 into wardrobes (4.27m into bay x 3.63m into wardrobes)**

Radiator, carpeted flooring, double glazed bay window to front, fitted wardrobes.

Bedroom **12'5 x 11'8 (3.78m x 3.56m)**

Radiator, double glazed window to rear, laminate flooring, fitted wardrobes.

Bedroom **7'3 measured into oriel bay x 6' (2.21m x 1.83m)**

Radiator, double glazed oriel bay window to front, fitted wardrobes.

Bathroom

3-piece bathroom suite comprising low flush WC, bath with hand held shower, pedestal wash basin with mixer tap, radiator, laminate flooring, part tiled walls, cupboard housing *Valliant* combination boiler with radiator. Double glazed window to rear.

EXTERIOR

Rear garden approx. **33' (10.06m)**. Fence enclosed - lawn with perimeter paving and mature trees & shrubs.

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ANNEXE



HOUSE

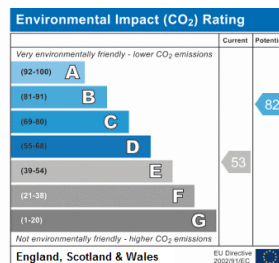
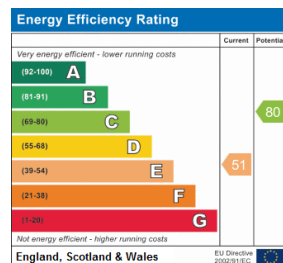
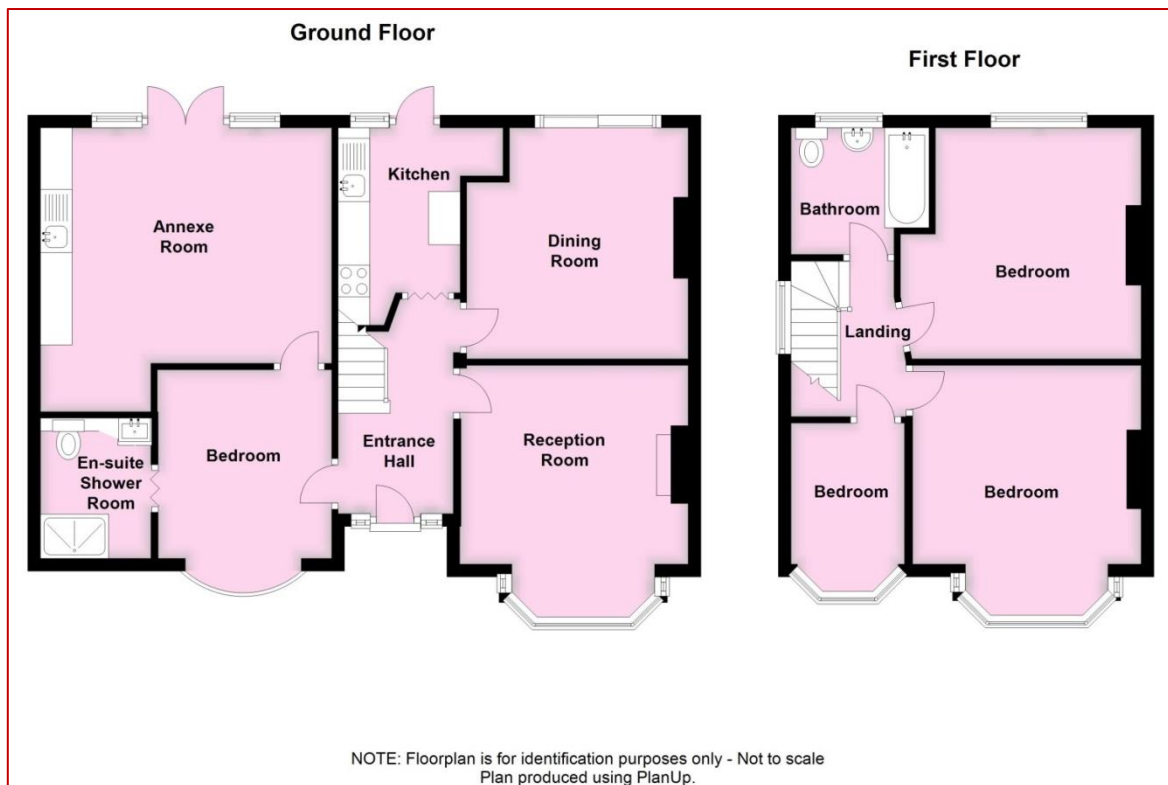


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