



3 WARWICK GARDENS, BARNET EN5 4QA

Asking Price £575,000 | Freehold

ANDREW WARD^{EST 1988}
ESTATE AGENTS



Property Overview

Introducing this 3 Bedroom mid terraced family home with garage which is set back from the road and surrounded by greenbelt countryside situated in sought after Hadley Highstone which is a 10 min walk from High Barnet High Street and it's amenities.

The property comprises of a bright and spacious open plan lounge and dining room with direct access to a good sized private rear garden, A stylish coal acrylic handless kitchen with integrated hob and extractor and free standing American fridge freezer, washing machine and dishwasher.

To the first floor are 3 bedrooms comprising of 2 double bedrooms and 1 large single bedroom with a contemporary 3 piece family bathroom.





Property Features

- SUPERB VALUE
- GARAGE 182 SQ FT
- BEDROOM 2 12'10 X 9'8
- LOUNG/ DINING 17'3 X 15
- FREEHOLD
- BEDROOM 1 13' 7 X 9'8
- BEDROOM 3 9'11 X 7'3
- KITCHEN 13'10 X 9'7

Agents Notes

Further benefits include ground floor W/C, ample storage, large front garden and shed in rear garden. Garage is accessed via a service road beside the property

The area benefits from a wide selection of excellent local schools and superb transport links, including High Barnet Underground Station (Northern Line) and Hadley Wood Overground Station.

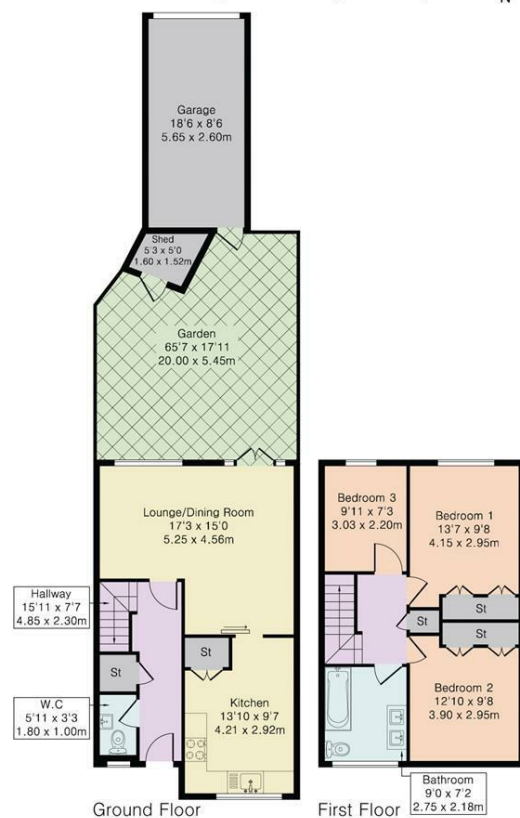
Council Tax band D
EPC Rated D

Approximate Gross Internal Area 1112 sq ft - 103 sq m

Ground Floor Area 479 sq ft - 44 sq m

First Floor Area 451 sq ft - 42 sq m

Garage Area 182 sq ft - 17 sq m



Contact us

175 High Street, Barnet, Herts, EN5 5SU
020 8441 6000 | barnet@andrewward.co.uk

www.andrewward.co.uk

Our Offices

BARNET

175 High Street, Barnet EN5 5SU

Tel: 020 8441 6000

Email: barnet@andrewward.co.uk

BROOKMANS PARK

35 Bradmore Green, Brookmans Park AL9 7QR

Tel: 01707 649779

Email: brookmanspark@andrewward.co.uk

POTTERS BAR

149 High Street, Potters Bar EN6 5BB

Tel: 01707 657181

Email: pottersbar@andrewward.co.uk

Disclaimer: "These property particulars, including floor plans, are set out as a general outline only for guidance and DO NOT constitute any part of an offer or contract. Any purchaser or other must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are given as approximate, no survey or testing of appliances has been carried out. No employee of Andrew Ward Estate Agents has the authority to make or give any representation or warranty in respect of the property."

All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

ANDREW WARD EST. 1988
ESTATE AGENTS