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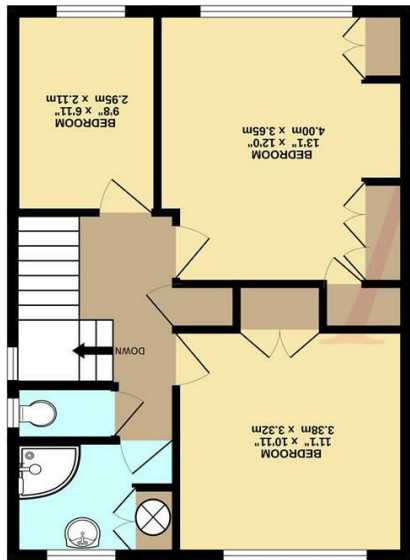
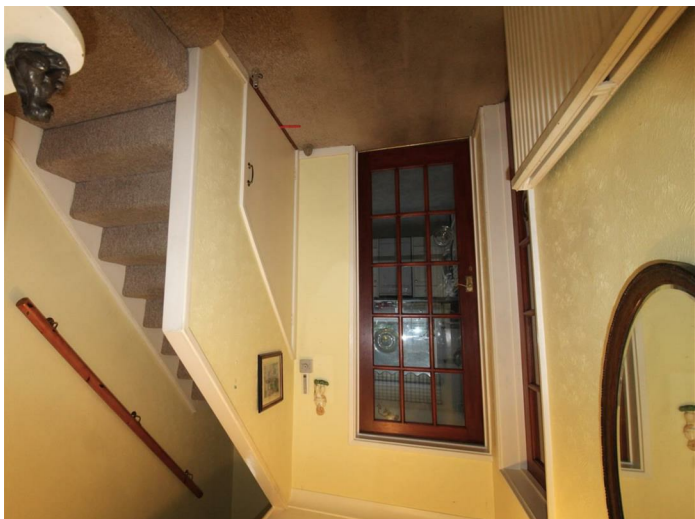
All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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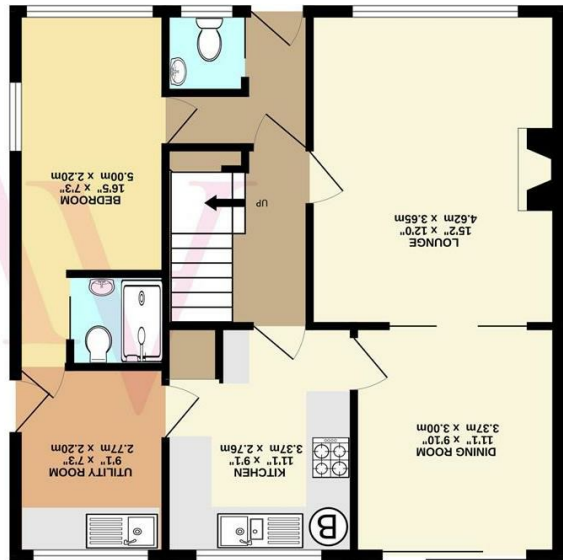
## Our Offices

## Contact us



1ST FLOOR

456 sq.ft. (46.0 sq.m.) approx.



GROUND FLOOR

678 sq.ft. (63.0 sq.m.) approx.

What every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given. Made with Metropix 50206



66 EAST VIEW, BARNET EN5 5TN

Guide Price £750,000 | Freehold





## Property Overview

Andrew Ward are pleased to bring to market this four-bedroom semi-detached family home, situated in the sought-after cul-de-sac of East View. The property enjoys a quiet setting while being just a stone's throw from High Barnet's local amenities and transport links, and backs on King George's playing Fields.

The ground floor comprises a welcoming entrance hall, a bright and spacious living room featuring a gas fireplace, which flows semi open-plan into the dining room overlooking the rear garden. There is also a naturally light kitchen featuring ample preparation space and storage leading through to a generously sized utility room.

Further benefits include a fully converted garage which is now used as an annex with en-suite offering excellent flexibility for family members or home working.

To first floor you will find is a good-sized master bedroom, a further well-proportioned second double bedroom, and a single bedroom. These are complemented by a family bathroom and a separate W/C.

To the rear, the property boasts a beautifully landscaped and private rear garden, featuring a large patio area, side access, and multiple storage sheds.

To the front, there is a private driveway that provides off-street parking for two vehicles.



## Property Features

- LOUNGE - 15' X 11'10
- BEDROOM 1 - 11'6 X 7'5
- BEDROOM 3 - 12'9 X 11'11
- UPSTAIRS BATHROOM - 7'9 X 5'6
- KITCHEN - 10'10 X 8'10
- DINING ROOM - 10'10 X 9'11
- BEDROOM 2 - 11'1 X 10'10
- BEDROOM 4 - 10'2 X 6'11
- DOWNSTAIRS BATHROOM - 3'8 X 3'8
- UTILITY - 7'2 X 8'11

## Agents Notes

The property has substantial potential to extend subject to planning permission, including two story side extension, dormer loft extension and full width ground floor rear extension. Further benefits include a downstairs W/C and ample storage. Closest Station: High Barnet (Northern line)

Council Tax Band - E  
EPC Rating: D