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## Contact us

## Our Offices

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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 operability or efficiency can be given.  
Made with Mapbox 5/2015

TOTAL AREA APPROX 700 SQ FT



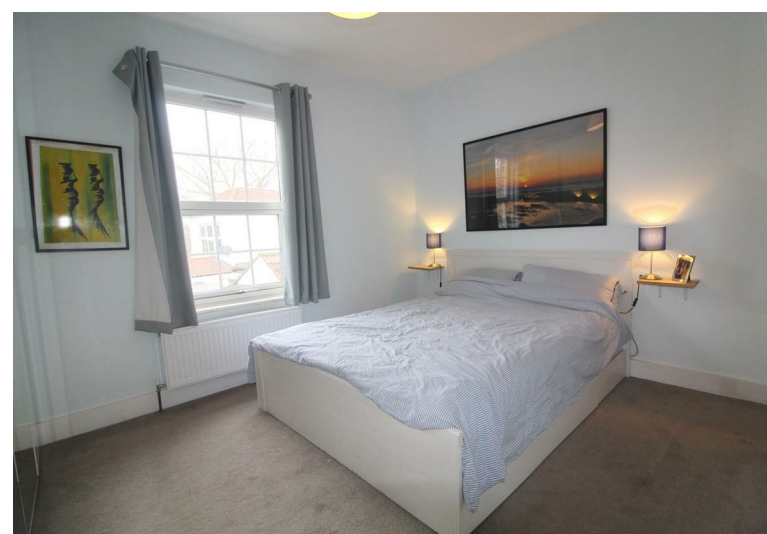
6 CHIPPING CLOSE, BARNET EN5 4LP

Asking Price £475,000 | Freehold



## Property Overview

**\*IDEAL FIRST FAMILY HOME OR DOWNSIZER\*** Andrew Ward are proud to offer this beautifully presented and thoughtfully refurbished two double bedroom Victorian cottage situated in the heart of High Barnet. To the ground floor you will find a bright and cozy living room which features a double glazed sash window and a gas fire place, a dual aspect open planned stylish shaker kitchen / dining room with skylight which is ideal for entertaining guests and features fully integrated indesit appliances, a dual aspect contemporary bathroom and an enclosed garden passage which has been laid with artificial grass and large enough for a small table with chairs. To the first floor you will find two bright double bedrooms, the master bedroom has a newly installed private w/c. The property also has a large loft which can be accessed from the first floor landing.



## Property Features

- LOUNGE - 11'11 X 10'12
- KITCHEN / DINING ROOM - 17 X 8'9 X 12'8
- BATHROOM- 5'11 X 8'4
- THOUGHTFULLY REFURBISHED
- BEDROOM 1- 9'11 X 12'7
- BEDROOM 2- 10'2 X 12'1
- CLOSE TO ALL LOCAL AMENITIES
- SUPERB LOCATION

## Agents Notes

Further benefits include a substantial refurbishment throughout the property, composite kitchen counter top, wood laminate flooring to the ground floor, downstairs cloak room, sash double glazed windows.