



45 Meadway, New Barnet, Barnet, EN5 5LG
Offers In Excess Of £650,000



45 Meadway, Barnet, EN5 5LG

Offered chain free is a two bedroom semi-detached chalet style bungalow with a south facing garden, off street parking and garage. The property is located on a sought after turning, well placed for High Barnet underground and New Barnet mainline stations. The property is arranged over two floors offering a downstairs and first floor bedroom and bathroom per floor. Additionally benefiting from a spacious kitchen/diner, conservatory and spacious lounge.



Porch

Entrance hall

Via front door, stairs to first floor landing, radiator, carpet, doors to:

Lounge

24'10" x 14" narrowing to 10" (7.57m x 4.27m narrowing to 3.05m)

Double glazed window to front aspect, radiator, wall mounted lights, carpet, fireplace feature, coving, sliding door to rear aspect leading to conservatory.

Kitchen/Diner

18'8" x 12'7" (5.69m x 3.84m)

Double glazed window to rear and side aspect, wall and base units with rolled worktop surfaces, integrated double oven, gas hob, space for fridge freezer, washing machine and dish washer, coving, lino flooring, door to side aspect leading to conservatory.

Bedroom

13'7" x 12'7" (4.14m x 3.84m)

Double glazed bay window to front aspect, radiator, fitted wardrobe, carpet.

Downstairs Bathroom

Frosted double glazed window, panel enclosed bath with mixer tap, low level w/c, shower cubicle with shower attachment, pedestal hand wash basin with mixer tap, part tiled walls, lino flooring.

Utility Room

7'8" x 5'9" (2.34m x 1.75m)

Conservatory

11'2" x 10'0" (3.40m x 3.05m)

Double glazed windows to all aspects, double opening doors to rear aspect, wall mounted lights, tiled floor.

First Floor Landing

Carpet, doors to:

Bedroom

13'0" x 10'2" (3.96m x 3.10m)

Double glazed window to rear aspect, fitted wardrobes, carpet,

Shower Room

Double glazed window to rear aspect, low level w/c, shower cubicle with shower attachment, carpet, storage cupboard.

Front Garden

Paved for off street parking for multiple cars.

Rear Garden

Block paved patio, lawn, shrub borders, greenhouse, wooden shed.

Reference

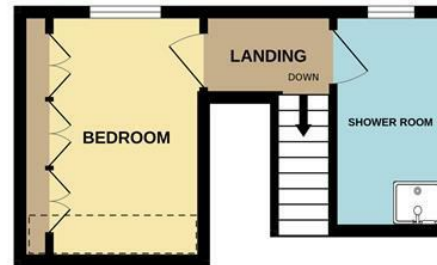
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GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.

1ST FLOOR
194 sq.ft. (18.0 sq.m.) approx.



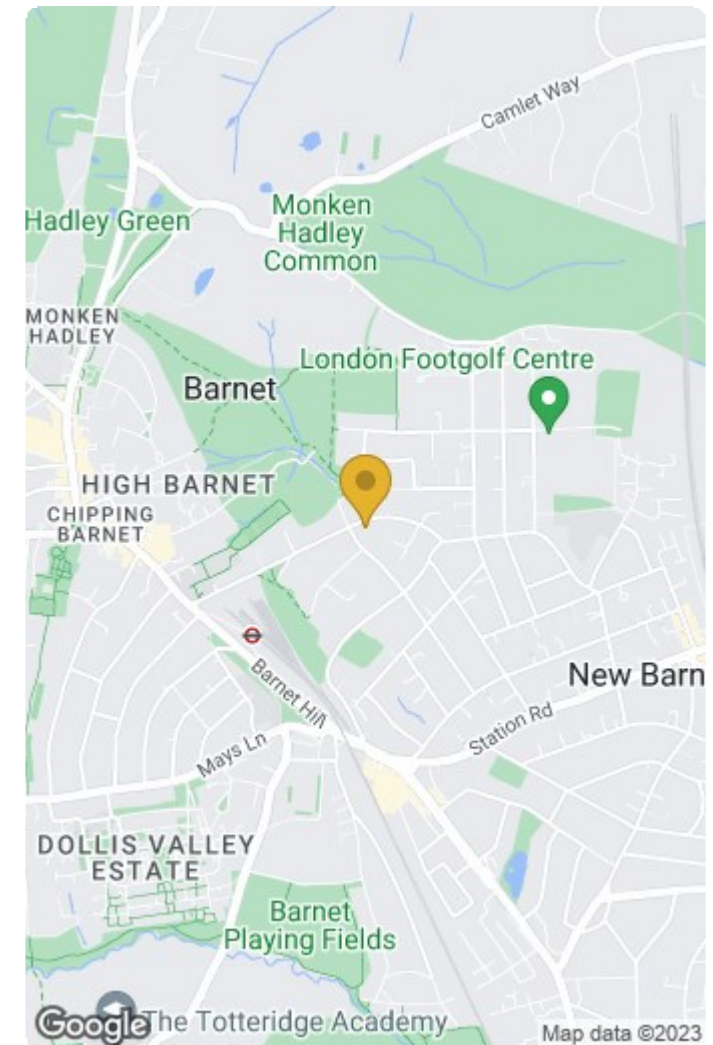
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ESTATE AGENTS

TOTAL FLOOR AREA : 1184sq.ft. (110.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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