



**Uplands Road, East Barnet, Barnet, EN4**  
**Chain Free £630,000 Freehold**

**Anthony Webb**  
ESTATE AGENTS

# Uplands Road, East Barnet, Barnet, EN4

A CHAIN FREE three bedroom 1930s built terrace house which has been modernised to a high standard. Located in a quiet residential turning close to East Barnet Village and Hampden Square's shops, restaurants and bus routes. The property is currently in Shared Ownership with a housing association who own 40% of the property. The house will be sold with 100% ownership to new buyer.

The property is located within one mile of Southgate Underground Station and Oakleigh Park Mainline Station and there are several popular schools nearby including Monkfrith Primary and Oak Hill Secondary.

Front garden • Hallway with under stairs cupboard and laminate floor • Spacious through lounge with bespoke shutters, laminate floor and doors to garden • Modern fitted kitchen with granite work surface, butler sink and stable style door to garden • Landing with access to loft which is boarded with a light and skylight • Two double bedrooms with fitted wardrobes and bespoke shutters • Single bedroom with bespoke shutters • Modern tiled shower room • Double glazing • Double garage with power and light • South facing rear garden with well maintained decked and lawn areas.

Council Tax band E

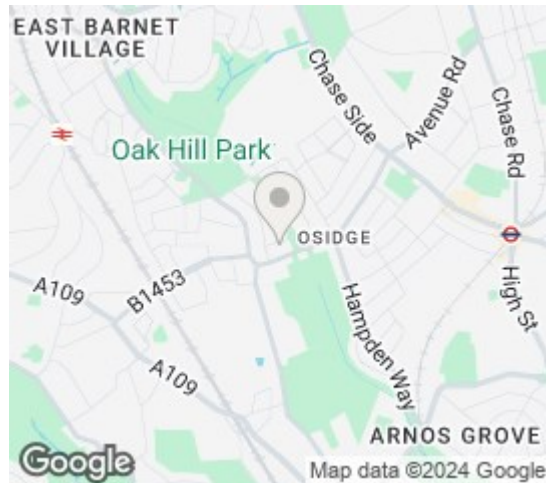
- Three bedrooms
- 1930s built house
- Through Lounge
- Modern fitted kitchen
- Modern shower room
- Double glazing/gas central heating
- Double garage
- South facing garden





# Uplands Road East Barnet Barnet EN4 8NY

Tenure: Freehold  
Gross Internal Area: sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



While 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 misstatement. This plan is for illustrative purposes only and should not 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 Metropix ©2022

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. no person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

348 Green Lanes, Palmers Green, London N13 5TJ  
020 8882 7888  
palmersgreen@anthonywebb.co.uk  
anthonywebb.co.uk

