

OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Victoria Road, Barnet, Herts, EN4



This three bedroom Victorian conversion is set on the first and second floors of this period property. Immaculately presented throughout and boasting a reception with balcony. JCOS and Cromer Road primary school (both only half a mile walk away). The property is also well situated for both underground and overground train stations as well as both bus and road links into Central London.

- **Three Bedrooms**
- **En-Suite to Master**
- **Immaculately Presented**
- **Own Garden**
- **Parking**
- **Close to Schools**
- **Great Transport Links**
- **Must be Viewed!**

£635,000 Leasehold

Victoria Road, Barnet, Herts, EN4

Accommodation Comprises

Entrance Hall

Landing

Guest Cloakroom

Kitchen/Breakfast Room **13'0" x 10'1" (3.96m x 3.07m)**

Stairs leading to landing

Reception **14'10" x 12'2" (4.52m x 3.71m)**

Master Bedroom **13'7" x 8'0" (4.14m x 2.44m)**

En-Suite Shower Room

Bedroom Two **13'10" x 8'1" (4.22m x 2.46m)**

Bedroom Three **11'3" x 7'1" (3.43m x 2.16m).**

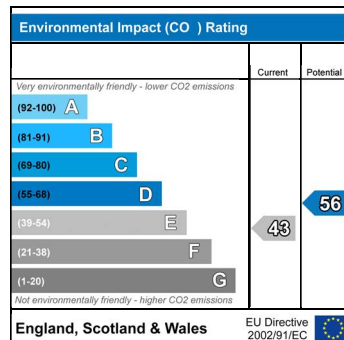
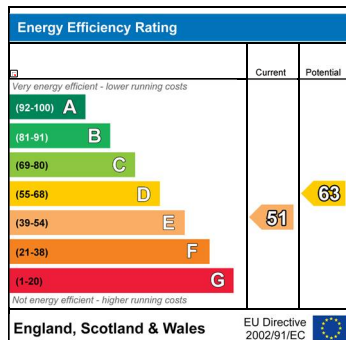
Bathroom

Exterior

Private Rear Garden

Parking





Tel: 01923 559569 - 01727 580085 - 020 3394 0063

Email: sales@oliverandakers.com

Web: www.oliverandakers.com

VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (1) MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- (4) Potential buyers are advised to recheck the measurements before committing to any expense.
- (5) Oliver & Akers have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliance.
- (6) Oliver & Akers have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.