

Chas R

LOWE

Est. 1876

41 Cedar Rise, London - N14 5NJ
£1,000,000 Freehold



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Double glazed front door leading into ENTRANCE PORCH : door leading into

LARGE ENTRANCE HALL : engineered wood flooring, stairs leading to landing, double glazed frosted window, concealed radiator.

GUEST CLOAKROOM : low level flush WC, wall mounted wash hand basin, engineered wood flooring.

RECEPTION ROOM : double glazed bay windows overlooking front, concealed radiator, power points, engineered wood flooring, leading through to

RECEPTION ROOM : double glazed windows overlooking rear garden, concealed radiator, engineered wood flooring, power points, door to

KITCHEN/BREAKFAST ROOM (Poggenpal fitted 2019): base and eye level units, granite work surfaces to one side plus island, one and a half bowl sink with waste disposal, Siemens double oven, space for American style fridge freezer, integrated Siemens dishwasher, double glazed double doors with double glazed windows either side leading onto rear garden, tiled flooring with electric underfloor heating.

UTILITY ROOM : base and eye level units, plumbing for washing machine, space for tumble dryer, stainless steel sink and drainer, door leading onto side access.

OFFICE : double glazed frosted window, wall mounted cupboards, power points.

LANDING : access to loft, airing cupboard housing copper insulated cylinder and pump.

BEDROOM : double glazed windows overlooking front, single radiator, built in wardrobe, power points.

BEDROOM : double glazed windows overlooking rear garden, built in wardrobes, power points, concealed radiator.

ENSUITE SHOWER ROOM : wall mounted wash hand basin, heated towel rail, low level flush WC, shower cubicle, double glazed frosted window.

BEDROOM : double glazed windows overlooking rear garden, radiator, built in wardrobe, power points.

BATHROOM : low level flush WC, vanity unit with wash hand basin, shower cubicle, tiled walls, tiled flooring, anthracite radiator, double glazed window overlooking rear garden.

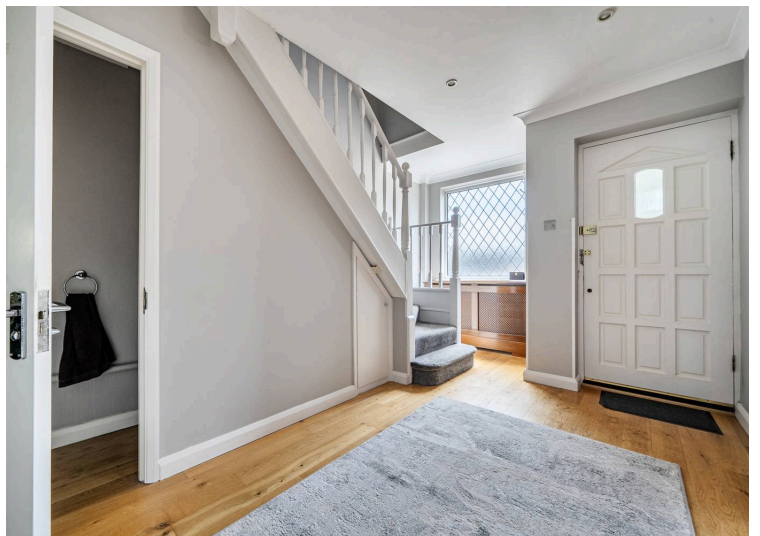
BEDROOM : double glazed windows overlooking front, single radiator, built in bedroom furniture, power points.

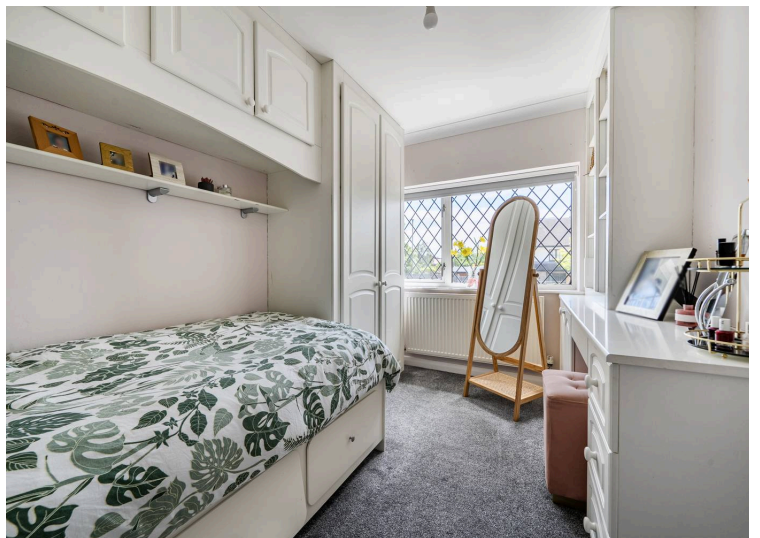
SEPARATE WC : low level flush WC, wall mounted wash hand basin, double glazed frosted window, large walk-in storage cupboard with shelving.

REAR GARDEN : initial paved patio area with gated side access, brick built cupboard housing Vaillant gas central heating boiler, mainly laid to lawn with mature shrub & flowerbed borders, pathway leading to rear, shed.

CABIN (Smart Garden Office) : double glazed windows with built in blinds, insulated, power and light, ethernet connection.

FRONT OF PROPERTY : off street parking for several vehicles.



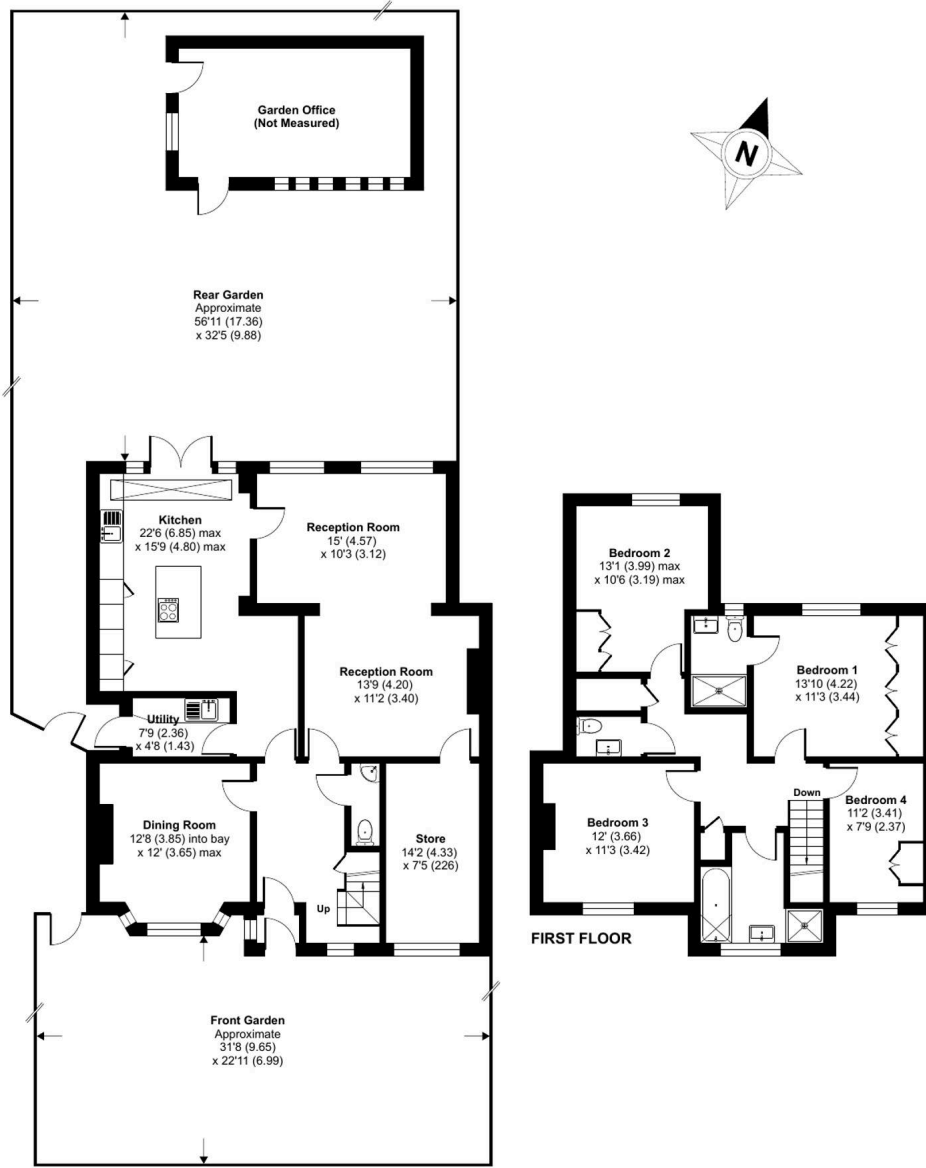




Cedar Rise, London, N14

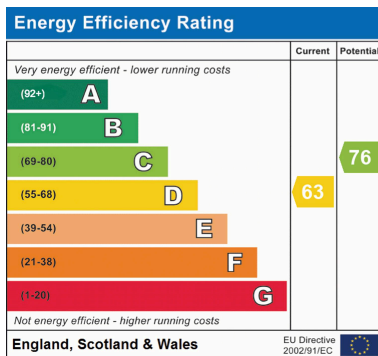
Approximate Area = 1814 sq ft / 168.5 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2026. Produced for Chas R Lowe Estates. REF: 1478866



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- 1. Money Laundering Regulations:** Prospective purchasers will be required to provide identification documents at a later stage. We kindly request your cooperation to ensure there is no delay in progressing the sale.
- 2. General Information:** Whilst every effort is made to ensure these particulars are fair, accurate, and reliable, they are provided as a general guide only. If any aspect is of particular importance, please contact our office and we will be happy to verify the details for you, especially if you are planning to travel a significant distance to view the property.
- 3. Measurements:** All measurements are provided for guidance purposes only and should not be relied upon as exact.
- 4. Services:** We have not tested any services, systems, or appliances within the property. Prospective buyers are advised to obtain their own surveys or service reports prior to finalising any purchase.
- 5. Disclaimer:** These particulars are issued in good faith but do not constitute statements of fact or form part of any offer or contract. All information should be independently verified by prospective buyers or tenants. Neither the company nor its employees or agents are authorised to make or provide any warranties or representations regarding the property.

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Chas R Lowe Estates is required to carry out Anti-Money Laundering (AML) checks in accordance with regulations set by HM Revenue and Customs (HMRC) for all property transactions. It is a legal requirement for both buyers and sellers to complete these checks successfully before any transaction can proceed.

For buyers, where any part of the purchase funds are being provided as a gift, the individual(s) providing the gifted funds will also be required to undergo AML checks.

We utilise Coadjute's Assured Compliance service to undertake these AML checks. A fee of £27.00 plus VAT will be charged per individual for each AML check conducted.