

Chas R

LOWE

Est. 1876

59 Woodfield Drive, East Barnet – EN4 8PD
£740,000 Freehold



info@chaslowe.com

020 8440 6449

www.chaslowe.com

10 Church Hill Road East Barnet Herts EN4 8TB



Double glazed front door leading into ENTRANCE HALL : parquet flooring, stairs leading to landing, single radiator, understairs storage cupboard.

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

RECEPTION ROOM : double glazed bay windows with built-in blinds overlooking front, single radiator, gas effect coal fire (not tested) with granite surround, power points, open to

RECEPTION ROOM : double radiator, power points, open to

KITCHEN/DINING ROOM : base and eye level units, roll top work surfaces to four sides including breakfast bar, space for fridge, space for 110cm gas range cooker with extractor fan and light above, plumbing for washing machine and dishwasher, cupboard housing Vaillant gas central heating combi boiler, double glazed window overlooking rear garden, double glazed double doors with double glazed windows either side leading onto rear garden, double radiator, power points.

LANDING : stairs leading to master bedroom.

BEDROOM : double glazed bay windows with built-in blinds overlooking front, single radiator, power points, built in wardrobes.

BEDROOM : double glazed bay windows overlooking rear gardens, double radiator, power points, laminate flooring, built in wardrobes.

BEDROOM : double glazed oriel bay windows with built-in blinds overlooking front, built in wardrobe, power points.

BATHROOM : suite comprising low level flush WC, vanity unit with wash hand basin, tiled panelled bath with shower controls, tiled walls, chrome heated towel rail, double glazed frosted window.

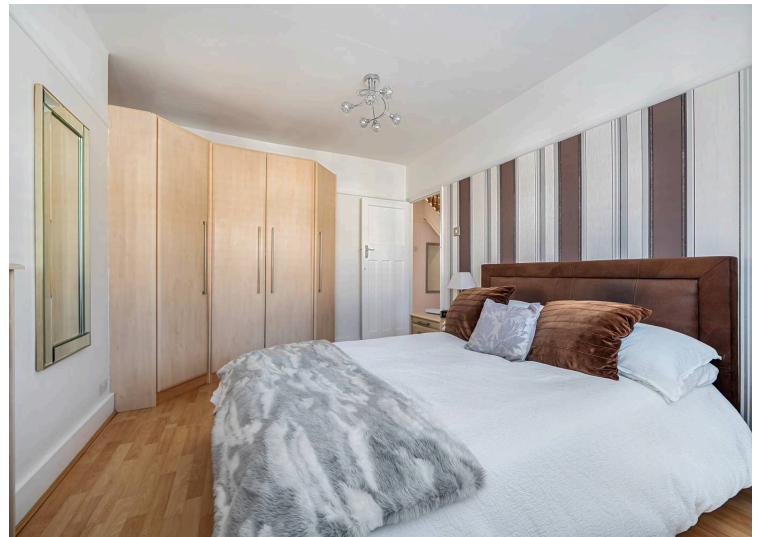
Stairs leading to BEDROOM : double glazed windows overlooking rear gardens, built in wardrobes, power points, double radiator.

WELL MAINTAINED REAR GARDEN : initial paved patio area, outside tap and light, steps leading down to artificial lawn, shrub and flowerbed borders, further paved patio area to rear, gated rear access, door to

DOUBLE GARAGE : electric up and over door leading to rear service road, power and light.

FRONT OF PROPERTY : block paved off street parking.

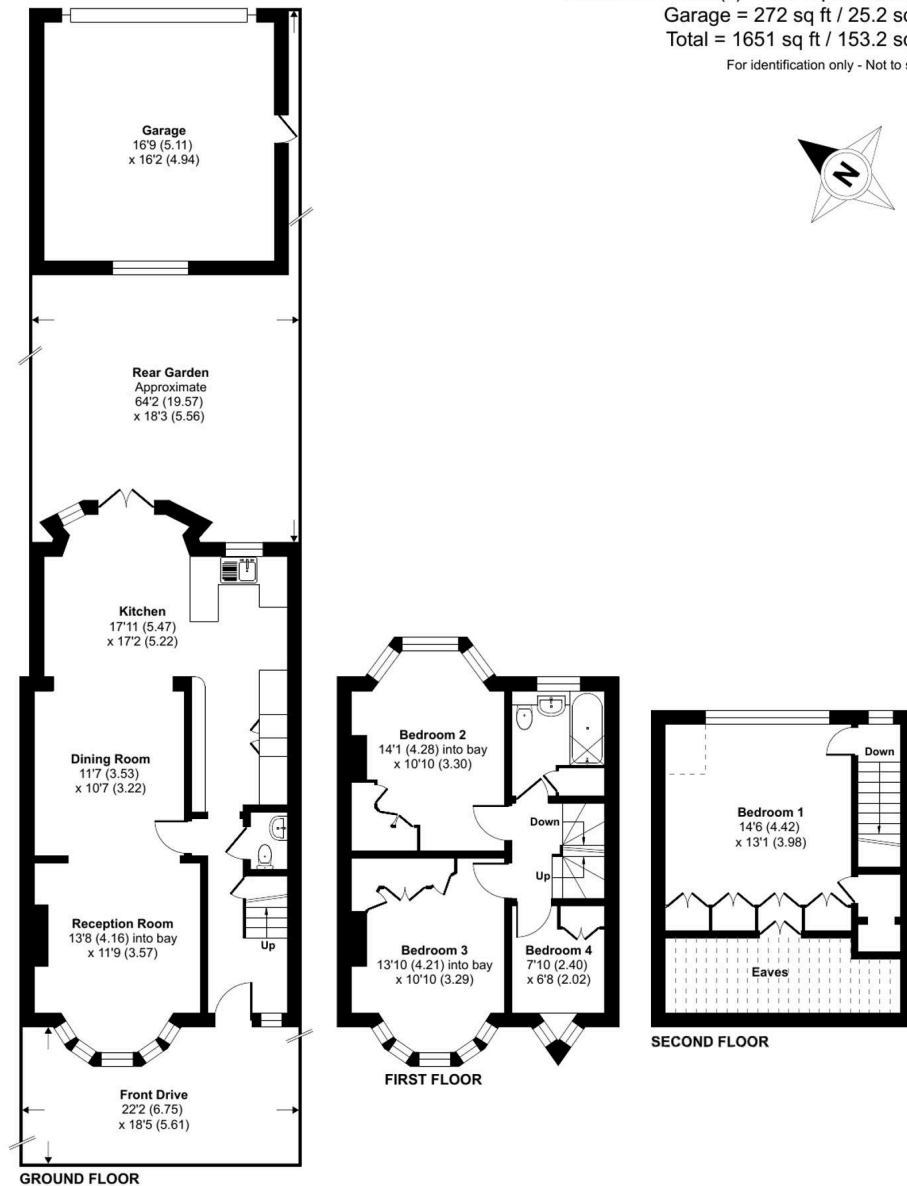






Woodfield Drive, East Barnet, Barnet, EN4

Approximate Area = 1278 sq ft / 118.7 sq m
 Limited Use Area(s) = 101 sq ft / 9.3 sq m
 Garage = 272 sq ft / 25.2 sq m
 Total = 1651 sq ft / 153.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Chas R Lowe Estates. REF: 1482545

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(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, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		81
(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, Scotland & Wales		EU Directive 2002/91/EC	



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. 2/3/2028

- 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.

Anti-Money Laundering (AML)

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.