

Chas R

LOWE

Est. 1876

3 Rushdene Avenue, Barnet – EN4 8EN
£775,000 Freehold



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Composite front door leading into LARGE ENTRANCE HALL : stairs leading to landing, concealed radiator, understairs storage cupboard, laminate flooring, power points.

BEDROOM : double glazed window with built in blinds overlooking front, single radiator, laminate flooring, power points.

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BEDROOM : double glazed window to side, double radiator, laminate flooring, power points.

BATHROOM : concealed flush WC, vanity unit with wash hand basin, panelled bath with shower over, tiled walls, tiled flooring, chrome heated towel rail, double glazed frosted window.

RECEPTION ROOM : laminate flooring, gas coal effect fire (not tested) with surround and tiled hearth, power points, double radiator, open to

RECEPTION ROOM : double glazed double doors leading onto rear garden, double glazed windows either side, tiled flooring, double radiator, power points, doorway to

FITTED KITCHEN/DINING ROOM : base and eye level units, roll top work surfaces to three sides, stainless steel sink and drainer, electric cooker point with extractor fan and light above, plumbing for washing machine or dishwasher, double glazed windows overlooking rear garden, double glazed frosted window to side, tiled flooring, space for fridge freezer, single radiator, double glazed door leading onto side access, laminate flooring.

LANDING : Velux window.

BEDROOM : double glazed window with built in blinds overlooking rear garden and with views over East Barnet, double radiator, built in cupboards into eaves, Velux window to front, laminate flooring.

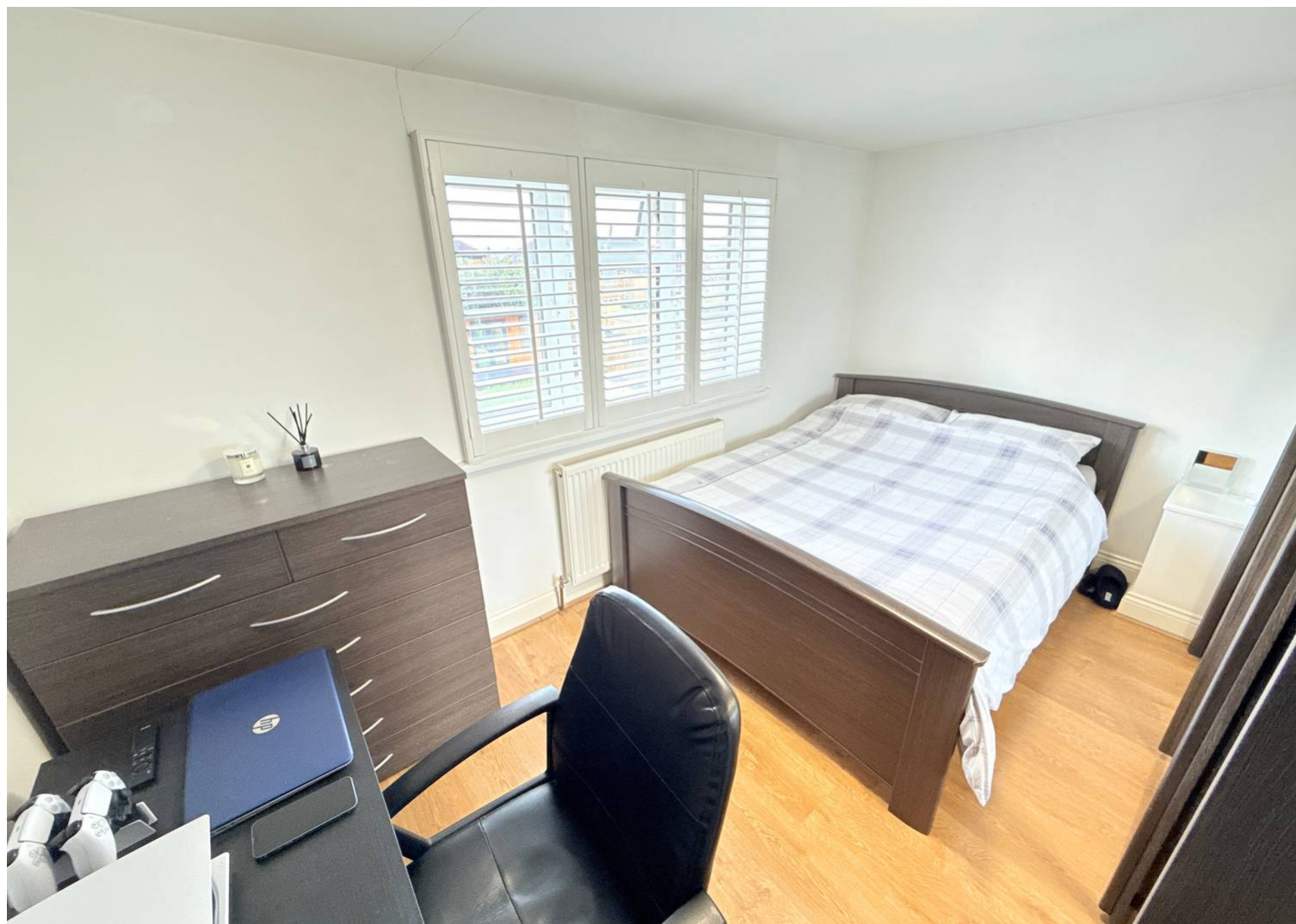
BEDROOM : double glazed window overlooking rear garden and with views over East Barnet, double radiator, power points, laminate flooring.

SHOWER ROOM : concealed flush WC, vanity unit with wash hand basin, shower cubicle, tiled walls, tiled flooring, chrome heated towel rail, Velux window to front, extractor fan.

REAR GARDEN : initial paved patio area with gated side access, mainly laid to lawn with mature borders.

UTILITY AREA : plumbing for washing machine, power and light, tiled flooring, electric roller shutters to front and rear.

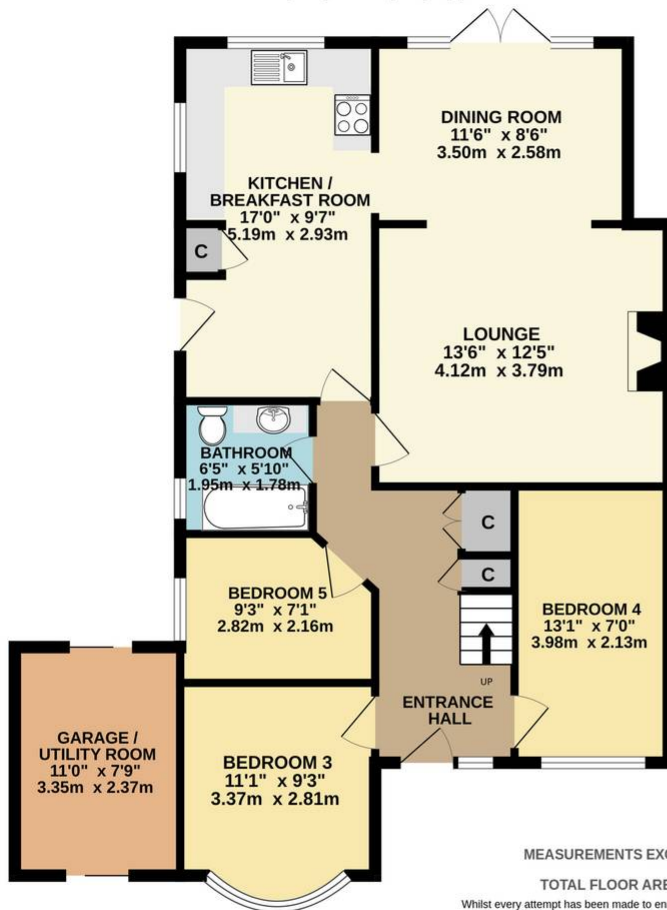
FRONT OF PROPERTY : off street parking for several vehicles.







GROUND FLOOR
856 sq.ft. (79.5 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



MEASUREMENTS EXCLUDE THE GARAGE / UTILITY ROOM

TOTAL FLOOR AREA : 1277 sq.ft. (118.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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, Scotland & Wales		69	84
		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. 2/3/2026

1. Money Laundering Regulations

In accordance with the requirements of the Money Laundering Regulations, prospective purchasers will be required to provide satisfactory proof of identification at a later stage in the transaction. Your cooperation in providing the requested documentation promptly will assist in preventing any delay in the progression of the sale.

2. General Information

Whilst every effort has been made to ensure that the sales particulars are fair, accurate, and reliable, they are provided for general guidance only and do not constitute part of any offer or contract. Should any matter be of particular importance to you, please contact our office and we will endeavour to verify the relevant information for you, particularly if you are intending to travel a considerable distance to view the property.

3. Measurements

All measurements, dimensions, and floor areas provided within these particulars are approximate and are supplied for guidance purposes only. They should not be relied upon as precise measurements and must not be treated as statements of fact.

4. Services and Appliances

Please note that we have not tested any services, systems, equipment, or appliances at the property. Accordingly, prospective purchasers are strongly advised to arrange their own independent surveys, inspections, and service reports prior to finalising any offer to purchase.

5. Disclaimer

These particulars are issued in good faith; however, they do not constitute representations of fact and shall not form part of any offer or contract. All information contained herein should be independently verified by prospective purchasers or tenants. Neither Sequence (UK) Limited nor any of its employees or agents has the authority to make or give any representation or warranty whatsoever in relation to this property.

Anti-Money Laundering (AML)

Chas R Lowe Estates is required to carry out Anti-Money Laundering (AML) checks on buyers and sellers in accordance with applicable money laundering regulations. These checks must be satisfactorily completed before we can proceed with the transaction.

Where any part of a buyer's purchase funds is provided as a gift, each individual providing gifted funds will also be required to undergo AML checks.

We use Coadjute's Assured Compliance service to undertake these checks. A fee of £55.00 plus VAT per individual applies to each AML check conducted.

Once the AML check has been carried out, the fee is non-refundable, regardless of the outcome of the check or whether the sale proceeds to completion. This includes circumstances where an individual does not pass the checks or the sale falls through.