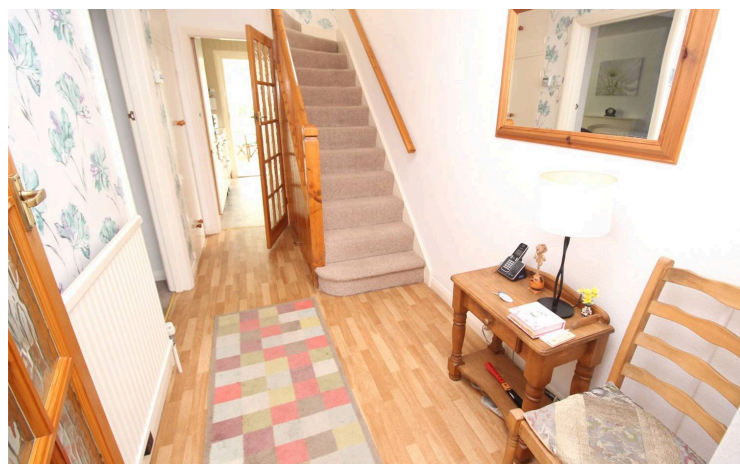


Chas R

LOWE

Est. 1876

31 Longmore Avenue, East Barnet – EN4 8AE
£550,000



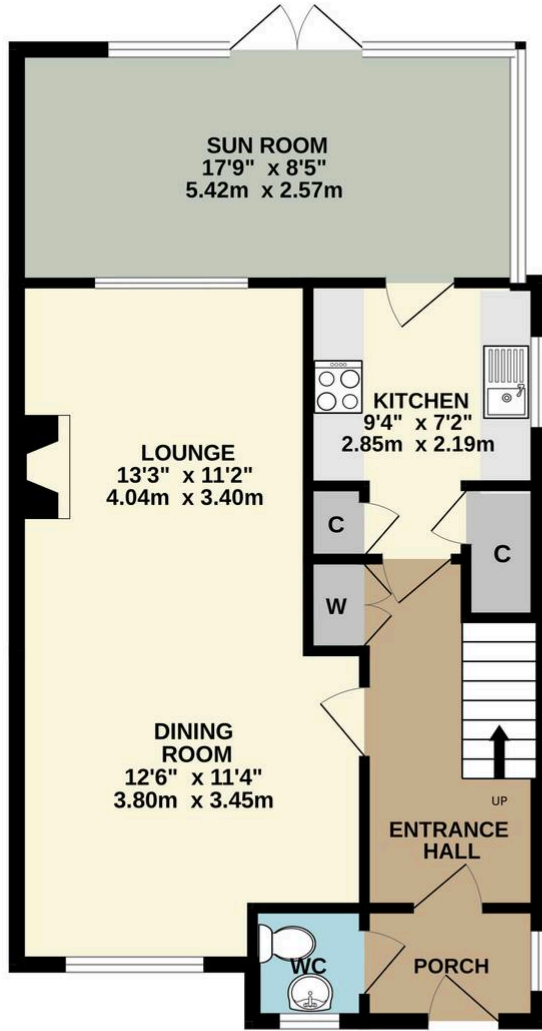


- Front door leading into ENTRANCE PORCH : double glazed frosted window, door to GUEST CLOAKROOM : low level flush WC, pedestal wash hand basin, double glazed frosted window, single radiator.
- ENTRANCE HALL : stairs leading to landing, power points, single radiator, cloak cupboard.
- THROUGH LOUNGE/DINING ROOM : double glazed window to front, two single radiators, power points, window overlooking conservatory, TV aerial point, electric fire with surround, serving hatch.
- KITCHEN : base and eye level units, roll top work surfaces to two sides, serving hatch, electric cooker point, power points, stainless steel sink and drainer, understairs storage cupboard with shelving and meters, double glazed frosted window, wall mounted Baxi central heating boiler, door leading into
- CONSERVATORY : double glazed double doors leading onto rear garden, double glazed windows, double radiator, power points, light, plumbing for washing machine, built in cupboards.
- LANDING : access to loft, double glazed frosted window, airing cupboard housing copper insulated cylinder.
- BEDROOM : double glazed window overlooking front, single radiator, power points, built in cupboard.
- BEDROOM : double glazed window overlooking rear garden, single radiator, power points, built in cupboard.
- BEDROOM : double glazed window overlooking front, single radiator, power points.
- BATHROOM : suite comprising low level flush WC, pedestal wash hand basin, shower cubicle with Triton T80 electric shower unit, tiled walls, single radiator, double glazed frosted window.
- REAR GARDEN : mainly laid to lawn with mature shrub & flowerbed borders, pathway leading to hardstanding with shed and greenhouse.

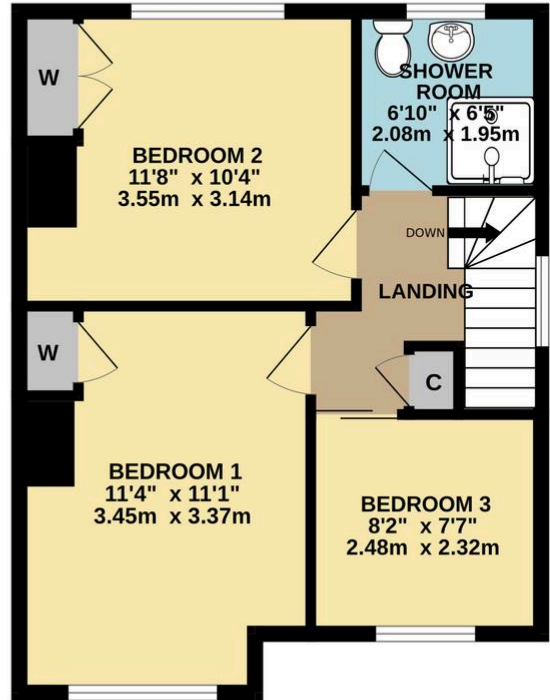




GROUND FLOOR
643 sq.ft. (59.7 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 1101 sq.ft. (102.3 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			
		61	75
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		68	79
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.