

Sean Heaney

HOMES & PROPERTY



Evelyn Road

Cockfosters, Barnet, EN4 9JT

Guide Price £975,000



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EXCITING OPPORTUNITY TO ACQUIRE 5 BEDROOM SEMI DETACHED PROPERTY in HIGHLY SOUGHT AFTER QUIET RESIDENTIAL LOCATION within easy reach of COCKFOSTERS UNDERGROUND (Piccadilly Line), East Barnet Village, popular schools, LOCAL SHOPPING FACILITIES, cafes and restaurants. The SUBSTANTIAL & EXTENDED FAMILY HOME offers over 1,800 sq ft and MUCH SCOPE FOR RENOVATION (stpp) on this CORNER PLOT.

The current accommodation is arranged; FOUR RECEPTION ROOMS, including large through living room opening onto garden, breakfast and dining room. In addition; kitchen, GUEST CLOAKROOM, FIVE BEDROOMS, TWO BATHROOMS and an INTEGRAL GARAGE.

The residence benefits further from a LARGE GARDEN, patio areas and OFF STREET PARKING for several vehicles.

VIEWING STRONGLY ADVISED

EPC : D

BARNET COUNCIL TAX BAND : G

FREEHOLD





GROUND FLOOR

Entrance Hall

Front Reception

14'1" x 12'0" (4.29m x 3.66m)

Rear Reception

17'10" x 11'2" (5.44m x 3.40m)

Breakfast Room

11'1" x 6'11" (3.38m x 2.11m)

Kitchen

16'7" x 7'3" (5.05m x 2.21m)

Guest Cloakroom

Dining Room

15'1" x 8'7" (4.60m x 2.62m)

Garage

19'7" x 7'4" (5.97m x 2.24m)

FIRST FLOOR

Landing

Bedroom

14'8" x 11'1" (4.47m x 3.38m)

Bedroom

14'5" x 10'3" (4.39m x 3.12m)

Bedroom

11'0" x 7'10" (3.35m x 2.39m)

Bedroom

8'7" x 7'1" (2.62m x 2.16m)

Bathroom

7'10" x 7'1" (2.39m x 2.16m)

Separate WC

Bathroom

7'7" x 7'3" (2.31m x 2.21m)

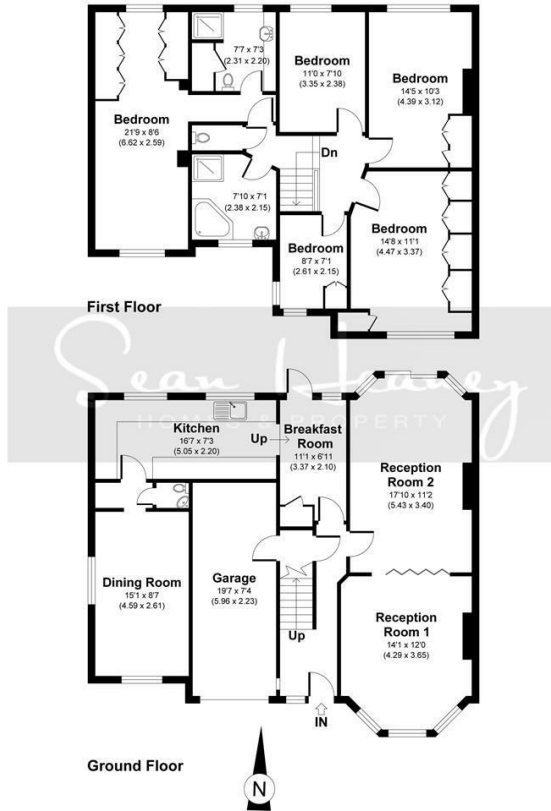
Landing

Bedroom (including Dressing Area)

21'9" x 8'6" (6.63m x 2.59m)



Floor Plan



Evelyn Road, EN4
 APPROXIMATE GROSS INTERNAL AREA 1817 SQ FT / 168.82 SQ M INC. GARAGE
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Viewing

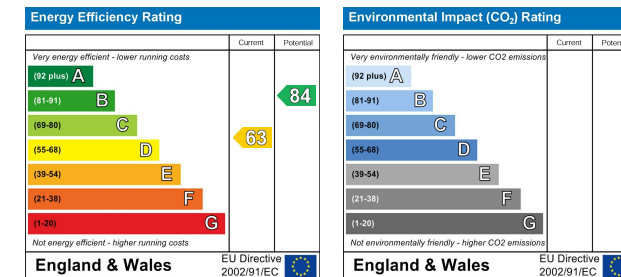
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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2. 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.
3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
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Area Map



Energy Efficiency Graph



Highstone House, 165 High Street, Barnet, Hertfordshire, EN5 5SU

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