



**Victoria Road**

New Barnet, Barnet, EN4 9PE

Guide Price £499,000

## Victoria Road

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Stylishly presented TWO BEDROOM MAISONETTE in this popular central location, conveniently placed for shopping, leisure and transport facilities. Within close proximity to NEW BARNET STATION, the residence is IDEAL FOR THE COMMUTER offering direct access to KINGS CROSS, MOORGATE MAINLINE and HIGH BARNET, COCKFOSTERS UNDERGROUND nearby.

This immaculate GROUND FLOOR property offers spacious and well planned accommodation throughout; large reception with skylights and bi-fold doors leading to a 35ft PRIVATE SOUTH WESTERLY GARDEN, modern fitted kitchen with double oven and integrated appliances, TWO DOUBLE BEDROOMS with fitted wardrobes and contemporary bathroom with free standing bath.

The property also benefits from UTILITY ROOM with GUEST CLOAKROOM and OFF STREET PARKING.

EPC : C

BARNET COUNCIL TAX BAND : B

TENURE : Share of Freehold - upon completion





## GROUND FLOOR

Lean To Entrance

Hallway

Kitchen

17'9 x 10'5 (5.41m x 3.18m)

Reception

12'6 x 11'6 (3.81m x 3.51m)

Utility/Guest Cloakroom

6'4 x 4'6 (1.93m x 1.37m)

Bathroom

9'3 x 8'0 (2.82m x 2.44m)

Bedroom 2

12'0 x 9'4 (3.66m x 2.84m)

Bedroom 1

14'8 x 12'6 (4.47m x 3.81m)



## Floor Plan

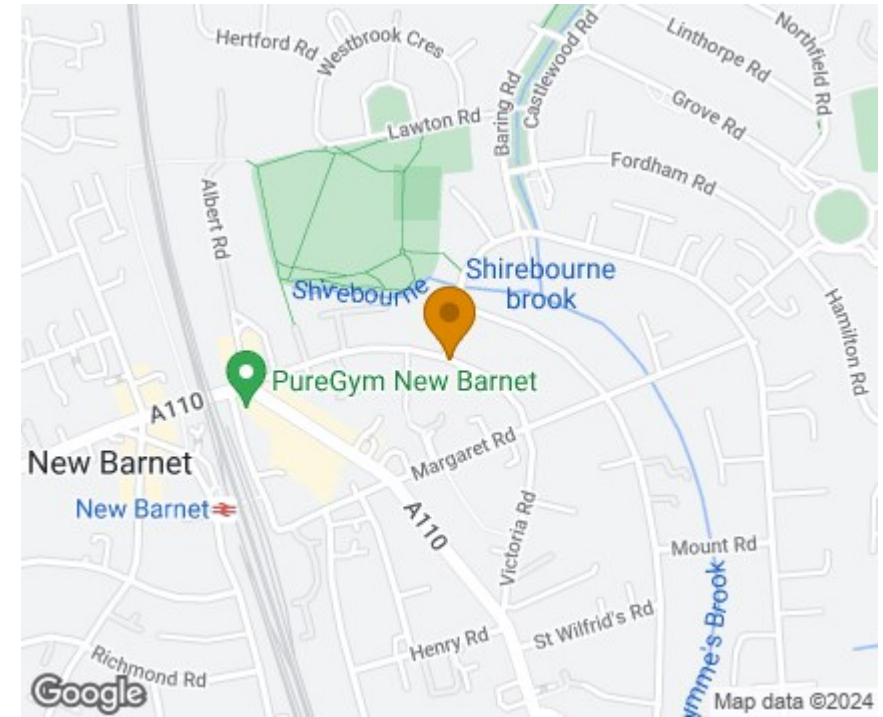


Sean Heaney  
HOMES & PROPERTY

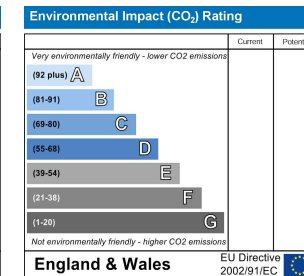
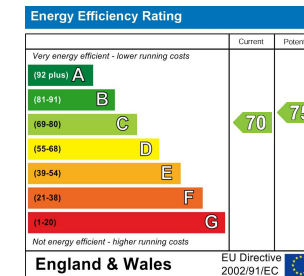
GARDEN (EXTENDS TO APPROX. 34FT)  
TOTAL FLOOR AREA: 80.9 sq.m. (871 sq.ft.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and apparatus shown here has not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 3.0(2021)



## Area Map



## Energy Efficiency Graph



## 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.

1. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
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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