

# Sean Heaney

HOMES & PROPERTY



**Salisbury Road**  
High Barnet, Barnet, EN5 4JP  
£785,000

 4  2  3  D



# Salisbury Road

High Barnet, Barnet, EN5 4JP

A deceptively spacious bay fronted VICTORIAN FAMILY HOME situated in this HIGHLY SOUGHT AFTER CENTRAL LOCATION with the rare benefit of OFF STREET PARKING.

Providing good family space with MUCH SCOPE FOR IMPROVEMENT, this FOUR BEDROOM house is ideally placed in close proximity to BARNET HIGH STREET, The Spires Shopping Centre with many cafes, restaurants and excellent TRANSPORT LINKS including HIGH BARNET UNDERGROUND.

The accommodation is arranged over 3 floors and comprises; front porch, attractive entrance hallway, lobby, shower/GUEST CLOAKROOM, TWO LARGE RECEPTION, kitchen/breakfast area, CONSERVATORY, extensive CELLAR, four bedrooms and family bathroom.

The property benefits further from a mature PRIVATE GARDEN and is within walking distance of many primary & secondary GOOD & OUTSTANDING LOCAL SCHOOLS.

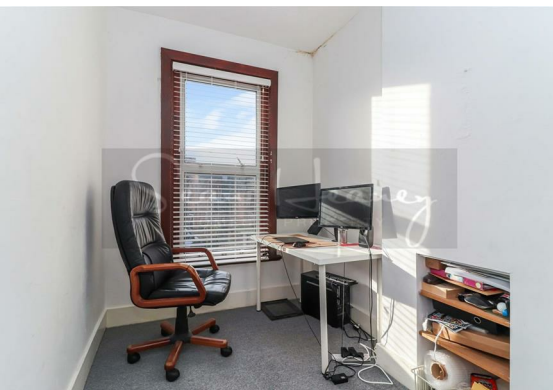
EPC : D

BARNET COUNCIL TAX BAND : E

TENURE : FREEHOLD







## GROUND FLOOR

Porch

Entrance Hallway

Lobby

**Shower Room**

6'0 x 5'5 (1.83m x 1.65m)

**Reception Room**

14'1 x 11'11 (4.29m x 3.63m)

**Dining Room**

11'11 x 11'9 (3.63m x 3.58m)

**Kitchen**

17'1 7'6 (5.21m x 2.29m)

**Conservatory**

13'5 x 9'2 (4.09m x 2.79m)

**CELLAR**

18'1 x 11'11 (5.51m x 3.63m)

## FIRST FLOOR

Landing

**Bedroom**

11'10 x 11'6 (3.61m x 3.51m)

**Bedroom**

11'10 x 11'6 (3.61m x 3.51m)

**Bedroom**

11'11 x 6'6 (3.63m x 1.98m)

**Bathroom**

11'10 x 6'4 (3.61m x 1.93m)

## SECOND FLOOR

Landing

**Bedroom**

14'4 x 12'2 (4.37m x 3.71m)

Eaves

**GARDEN (extends to)**

38'0 (11.58m)



## Floor Plan



Salisbury Road, EN5

APPROXIMATE GROSS INTERNAL AREA 1861 SQ FT / 172.86 SQ M INC. CELLAR  
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## Viewing

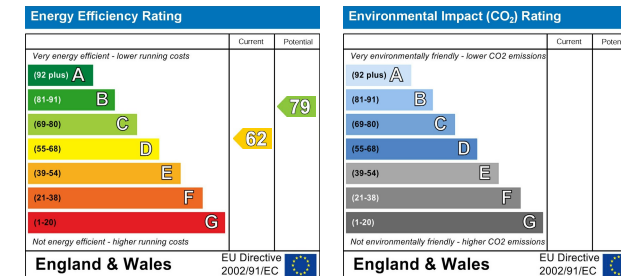
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2. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
3. Room measurements have been made using 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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