



Cecil Court

High Barnet, EN5 4NX

Guide Price £625,000



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** CHAIN FREE **

Situated in a HIGHLY SOUGHT-AFTER district, the property offers an excellent opportunity to relocate to this DESIRABLE RESIDENTIAL LOCATION.

The perfect blend of tranquillity and convenience, within close proximity of GOOD & OUTSTANDING SCHOOLS, Barnet High Street with SHOPPING, restaurants, cafes and TRANSPORT FACILITIES including HIGH BARNET UNDERGROUND and a choice of RECREATIONAL AREAS.

This well presented residence is arranged over two floors and consists; THREE BEDROOMS, TWO RECEPTION ROOMS, kitchen, GUEST CLOAKROOM and family bathroom.

The property benefits further from ALLOCATED PARKING, a secluded rear garden with shed, charming frontage and there is a long-standing, friendly community, making it an ideal neighbourhood.

VIEWING RECOMMENDED

EPC : C

BARNET COUNCIL TAX BAND : E

TENURE : FREEHOLD





GROUND FLOOR

Entrance Hall

Reception Room

13'11 x 11'9 (4.24m x 3.58m)

Dining Room

11'0 x 8'8 (3.35m x 2.64m)

Kitchen

9'3 x 8'9 (2.82m x 2.67m)

Guest Cloakroom

FIRST FLOOR

Landing

Bedroom One

14'11 (max) x 11'10 (max) (4.55m (max) x 3.61m (max))

Bedroom Two

12'0 (max) x 11'9 (max) (3.66m (max) x 3.58m (max))

Bedroom Three

9'11 (max) x 7'6 (max) (3.02m (max) x 2.29m (max))

Family Bathroom

GARDEN

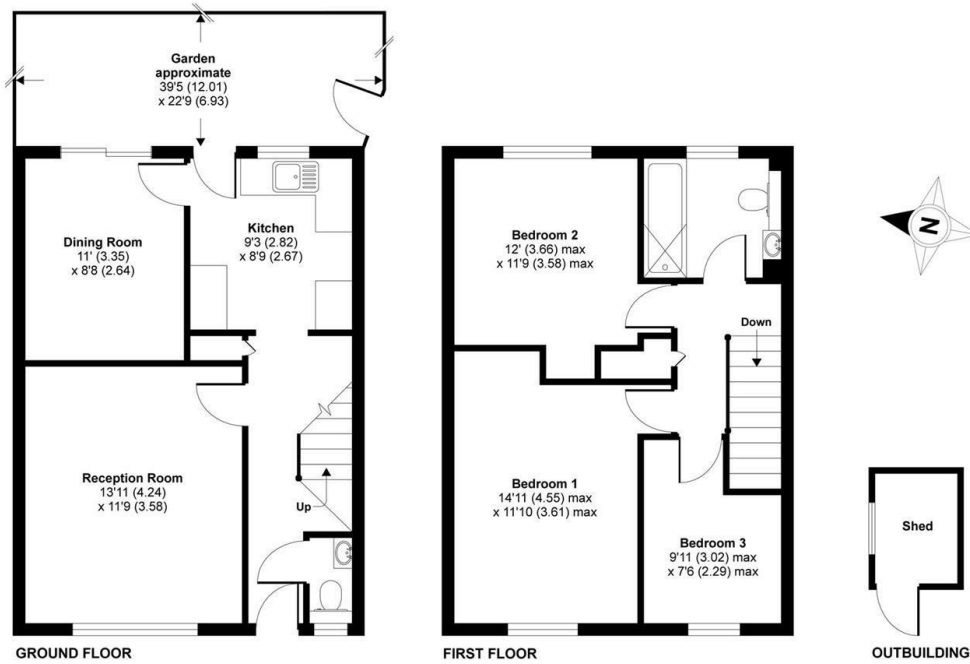
39'5 x 22'9 (approx) (12.01m x 6.93m (approx))



Floor Plan

Cecil Court, Barnet, EN5

Total = 902 sq ft / 83.8 sq m (excludes outbuilding)
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2021. Produced for Statons. REF: 773885

Viewing

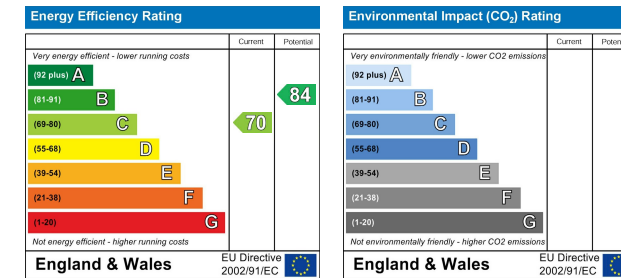
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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.
4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
5. Floor plans remain copyright of Sean Heaney Estate Agents and are not to be copied in part or full without written consent, are provided for illustrative purposes only and are not to scale.

Area Map



Energy Efficiency Graph



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