

Sean Heaney

HOMES & PROPERTY



Lucan Road

High Barnet, Barnet, EN5 4HA

Offers In Excess Of £660,000



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A BEAUTIFULLY PRESENTED PERIOD COTTAGE based in an IDEAL NEIGHBOURHOOD within WALKING DISTANCE OF BARNET HIGH STREET offering multiple SHOPPING & TRANSPORT FACILITIES including the NORTHERN LINE UNDERGROUND.

This CHARMING COURTYARD DEVELOPMENT in a sought after CENTRAL LOCATION surrounded by EXCELLENT SCHOOLS, cafes & restaurants, with the further benefit of OFF STREET PARKING in a private turning, offers a unique FAMILY HOME.

The accommodation is arranged over THREE LEVELS and currently consists of TWO RECEPTION ROOMS, kitchen leading to rear garden, THREE BEDROOMS, a family bathroom and EN-SUITE.

The ground floor has been RECENTLY REFURBISHED, with LOG BURNER, bespoke built-in furniture and wooden flooring throughout. The present owners have completed an attractive LOFT EXTENSION, providing a PRINCIPLE BEDROOM, STUNNING EN-SUITE & extensive eave space.

* Previously granted planning permission for a ground floor kitchen extension with architect's plans available *

EPC : C

BARNET COUNCIL TAX BAND : D

TENURE : Freehold





GROUND FLOOR

Reception Room

11'5" x 10'8" (3.50 x 3.27)

Dining Room

13'9" x 10'8" (4.21 x 3.27)

Kitchen

12'3" x 6'9" (3.75 x 2.08)

FIRST FLOOR

Landing

Bedroom Two

10'10" x 8'8" (3.32 x 2.66)

Bedroom Three

10'4" x 7'4" (3.17 x 2.26)

Family Bathroom

7'10" x 6'10" (2.41 x 2.10)

SECOND FLOOR

Bedroom One

10'9" x 10'0" (3.30 x 3.07)

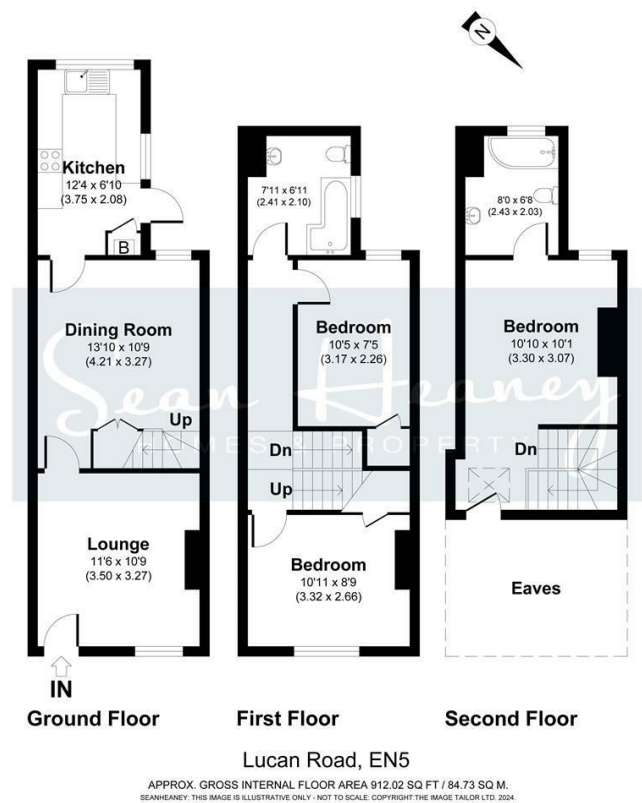
En Suite

7'11" x 6'7" (2.43 x 2.03)

Eaves



Floor Plan



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.
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Area Map



Energy Efficiency Graph

