



## Southfield

Barnet, EN5 2AT

Offers Over £645,000





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This beautifully renovated THREE-BEDROOM SEMI-DETACHED property creates the perfect modern home for couples and families alike. Situated in a PEACEFUL CUL-DE-SAC location, close to open fields and with a SIZABLE PRIVATE GARDEN, the extended house combines outdoor living with the comfort of a contemporary household.

Boasting an EXTENSIVE ENTERTAINING/LIVING SPACE, with open-plan kitchen/breakfast room spanning out to patio & lawned area, and the additional benefit of a separate 'cosy' reception room with attractive fireplace, the property has been thoughtfully designed for a family lifestyle.

The neutral décor creates a feeling of space & light throughout and the accommodation comprises; welcoming entrance, front reception, kitchen/breakfast room, UTILITY, GUEST CLOAKROOM, large landing area, THREE DOUBLE BEDROOMS and TWO BATHROOMS (one EN-SUITE).

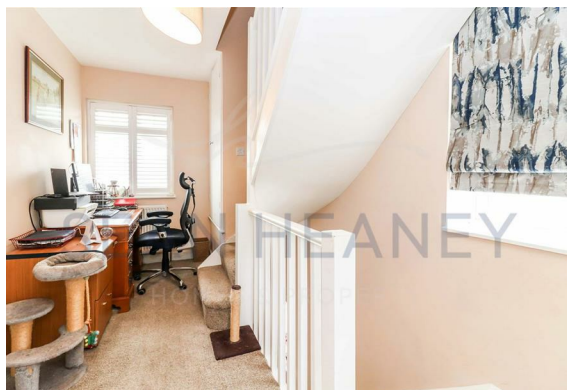
The well presented residence benefits further from OFF-STREET PARKING, integrated kitchen appliances, window shutters and loft conversion.

A family-friendly, tranquil setting, with easy access to local amenities. Viewing strictly by appointment.

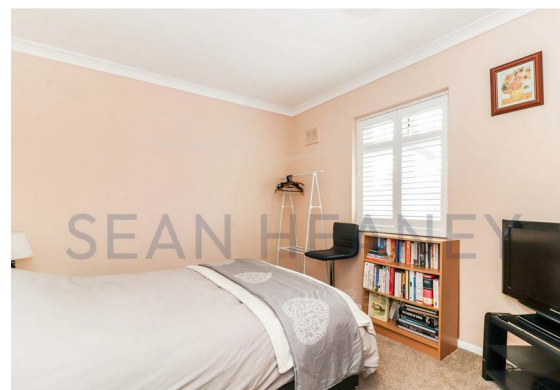
EPC : C

BARNET COUNCIL TAX BAND : D

Tenure : Freehold







## GROUND FLOOR

### Entrance Hallway

**Reception Room**  
14'3 x 10'4 (4.34m x 3.15m)

**Kitchen/Breakfast Room**  
22'4 x 17'9 (6.81m x 5.41m)

**Utility/Guest Cloakroom**  
9'2 x 4'2 (2.79m x 1.27m)

## FIRST FLOOR

### Large Landing Area

**Bedroom**  
11'0 x 10'4 (3.35m x 3.15m)

**Bedroom**  
10'4 x 9'8 (3.15m x 2.95m)

**Family Bathroom**  
8'0 x 5'8 (2.44m x 1.73m)

## SECOND FLOOR

**Bedroom**  
14'6 x 14'6 (4.42m x 4.42m)

**En-Suite**  
6'3 x 5'6 (1.91m x 1.68m)

## GARDEN





Floor Plan



Southfields, EN5

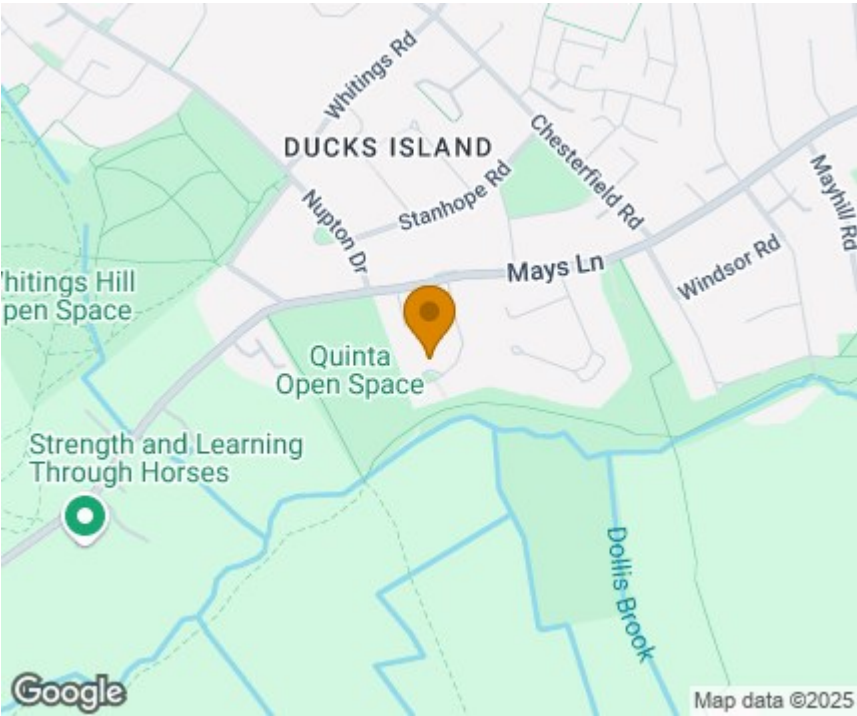
APPROXIMATE GROSS INTERNAL AREA 1239 SQ FT / 115.12 SQ M  
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Viewing

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.
- 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

