



## York Road

New Barnet, Barnet, EN5 1LJ

Offers In Excess Of £650,000





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Arranged over three levels and offering well planned FAMILY LIVING SPACE, this FOUR BEDROOM TOWNHOUSE is based within a SOUGHT AFTER RESIDENTIAL LOCATION.

The mid terrace property is IDEALLY LOCATED FOR THE COMMUTER with NEW BARNET MAINLINE a short walk (providing direct access to Kings Cross/Moorgate) and HIGH BARNET UNDERGROUND (Northern Line) within easy reach. The location benefits further from cafes, restaurants, MANY LOCAL SHOPPING FACILITIES, GOOD & OUTSTANDING SCHOOLS, Parks and excellent transport links.

The residence provides MUCH SCOPE, with the potential to extend (stpp) existing living area with the present garage. Current accommodation comprises; a welcoming entrance through to the ground floor reception and kitchen breakfast room, leading out to EXTENSIVE REAR GARDEN. The first & second floor provide a bright and attractive generous reception/lounge, FOUR BEDROOMS and TWO BATHROOMS (1 EN-SUITE).

The home benefits further from a GUEST CLOAKROOM, storage shed, OFF STREET PARKING and GARAGE/WORKSHOP.

EPC : D

BARNET COUNCIL TAX BAND : F

TENURE : Freehold







## GROUND FLOOR

### Ground Reception/Dining Room

16'8 x 8'10 (5.08m x 2.69m)

### Kitchen

12'11 x 10'4 (3.94m x 3.15m)

### Guest Cloakroom

### GARAGE

19'11 x 7'6 (6.07m x 2.29m)

## FIRST FLOOR

### Reception Room

16'8 x 16'5 (5.08m x 5.00m)

### Bedroom One

10'10 x 10'8 (3.30m x 3.25m)

### En-Suite

6'1 x 5'8 (1.85m x 1.73m)

## SECOND FLOOR

### Landing

### Bedroom Two

17'1 x 7'5 (5.21m x 2.26m)

### Bedroom Three

11'0 x 7'11 (3.35m x 2.41m)

### Bedroom Four

10'4 x 8'11 (3.15m x 2.72m)

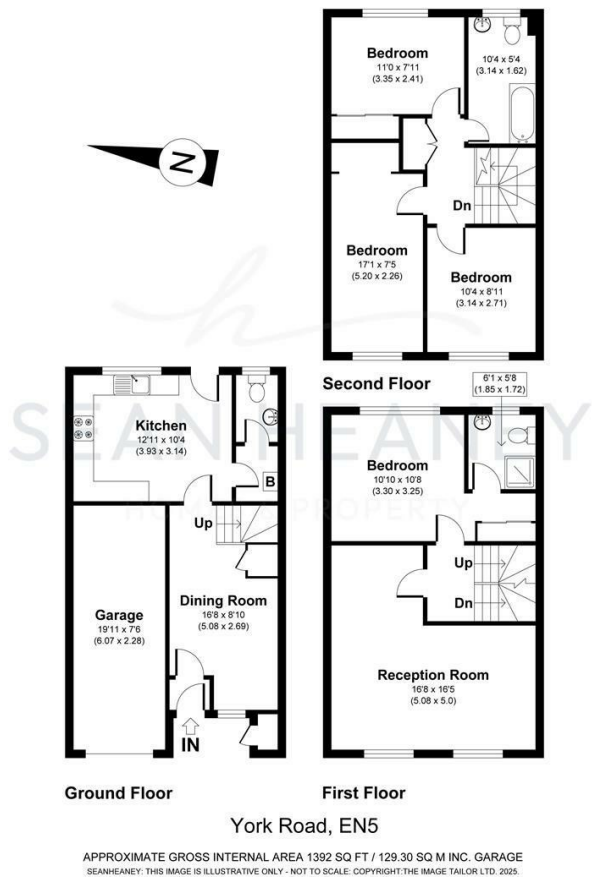
### Bathroom

10'4 x 5'4 (3.15m x 1.63m)





Floor Plan

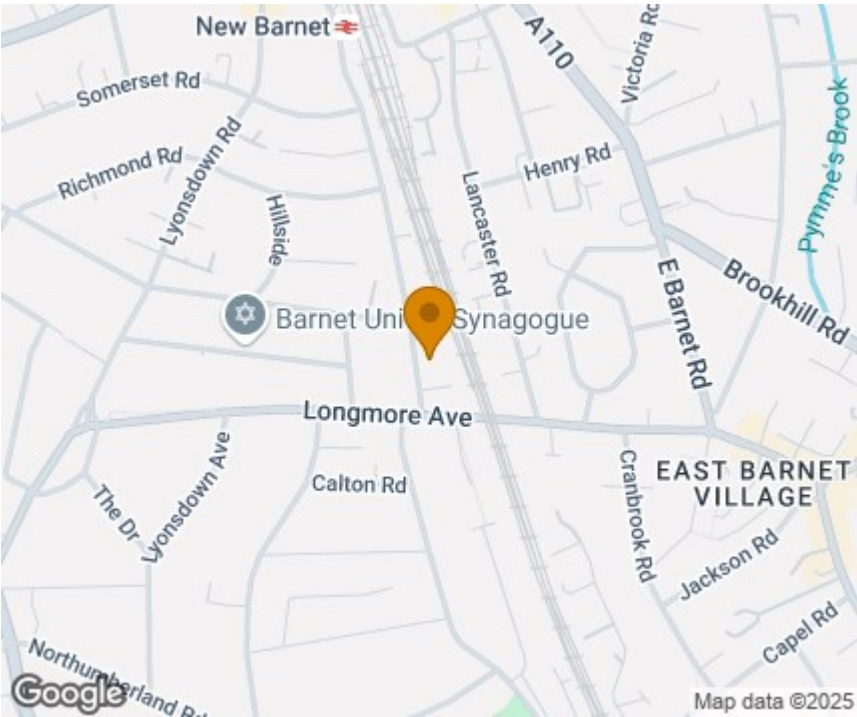


Viewing

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.
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

