



## Ryecroft Crescent

Barnet, EN5 3BP

Offers In Excess Of £550,000





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\* CHAIN FREE \*

\* OPEN DAY SATURDAY 7 JUNE \*

SEMI-DETACHED RESIDENCE offering MUCH SCOPE ON A GENEROUS PLOT. The property is well presented and has been a cherished FAMILY HOME in a convenient location for LOCAL SHOPS, GOOD & OUTSTANDING SCHOOLS, including state selective QE Boys and Mill Hill.

Situated adjacent to beautiful greenbelt Whittings Hill Fields and Woodlands Trust, the house also provides EXCELLENT TRANSPORT LINKS including HIGH BARNET UNDERGROUND (Northern Line) for DIRECT ACCESS TO CENTRAL LONDON.

The accommodation currently consists; THREE BEDROOMS, a family bathroom, LARGE FRONT RECEPTION and fitted kitchen/breakfast area leading to PRIVATE 40' REAR GARDEN, presenting plenty of opportunity.

The dwelling benefits further from block paved frontage allowing OFF STREET PARKING for several cars, UPVC double glazing and gas central heating.

EPC : C

BARNET COUNCIL TAX BAND : D

TENURE : Freehold







## GROUND FLOOR

### Entrance Hall

### Reception Room

15'11 x 10'0 (4.85m x 3.05m)

### Kitchen

11'10 x 10'7 (3.61m x 3.23m)

### Family Bathroom

8'6 x 4'10 (2.59m x 1.47m)

## FIRST FLOOR

### Landing

### Bedroom One

16'0 x 9'4 (4.88m x 2.84m)

### Bedroom Two

14'6 x 7'11 (4.42m x 2.41m)

### Bedroom Three

8'4 x 7'10 (2.54m x 2.39m)

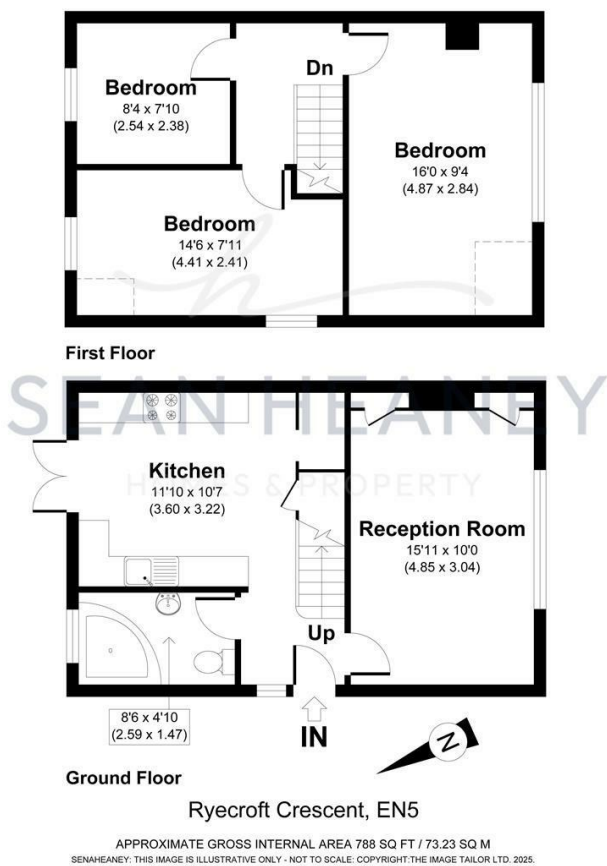
## GARDEN

approximately 40' x 32'  
(approximately 12.19m x 9.75m)





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

