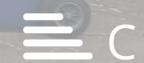




Edward Grove
New Barnet, EN4 8BA

Guide Price £535,000

 3  1  1 

Edward Grove

New Barnet, EN4 8BA

Situated within a **HIGHLY CONVENIENT LOCATION** and a short distance to **NEW BARNET MAINLINE** (giving direct connection to **KINGS CROSS & MOORGATE**), the dwelling provides the perfect position for the **COMMUTER**. With easy access to transport links and many local amenities, the residence offers an ideal base, in close proximity to many cafes, restaurants, shopping and leisure facilities.

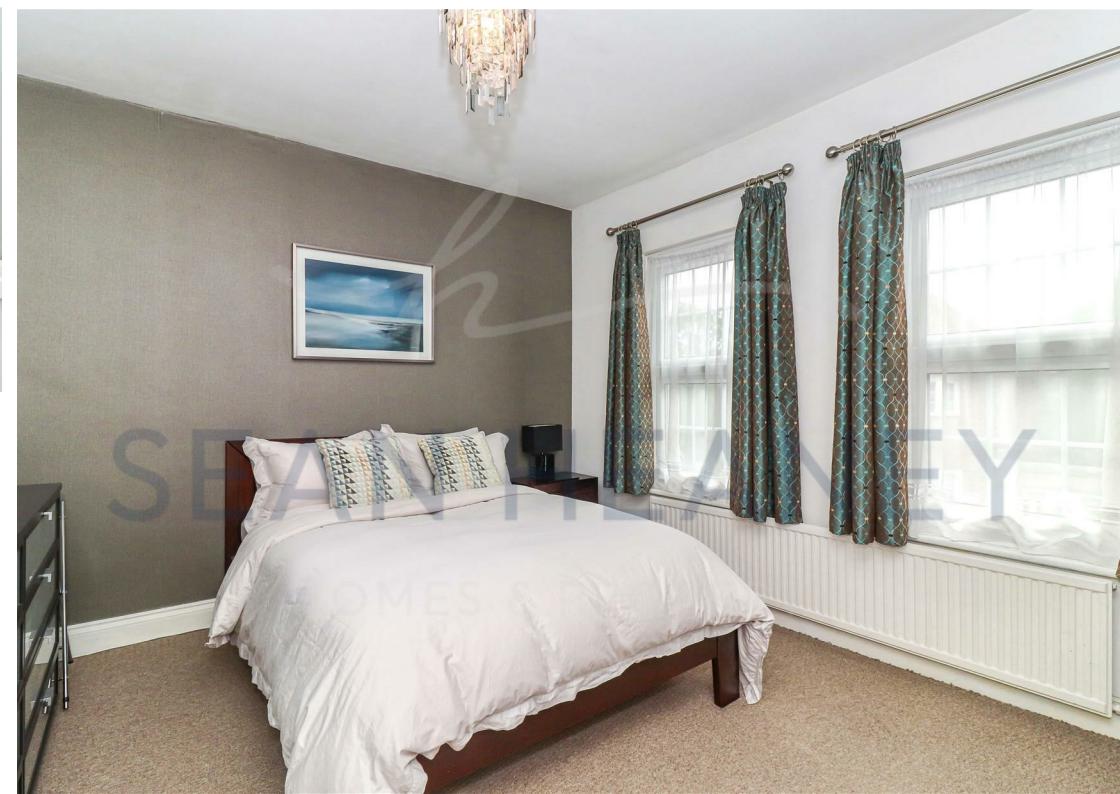
With **DECEPTIVELY SPACIOUS ACCOMMODATION**, consisting; **EXTENSIVE LIVING AREA**, combining dining and reception room, contemporary galley kitchen leading to utility facilities and family bathroom. A favourable **THREE BEDROOMS** and the advantage of an addition **UPSTAIRS CLOAKROOM** - basin & WC, the property is well presented and thoughtfully planned throughout.

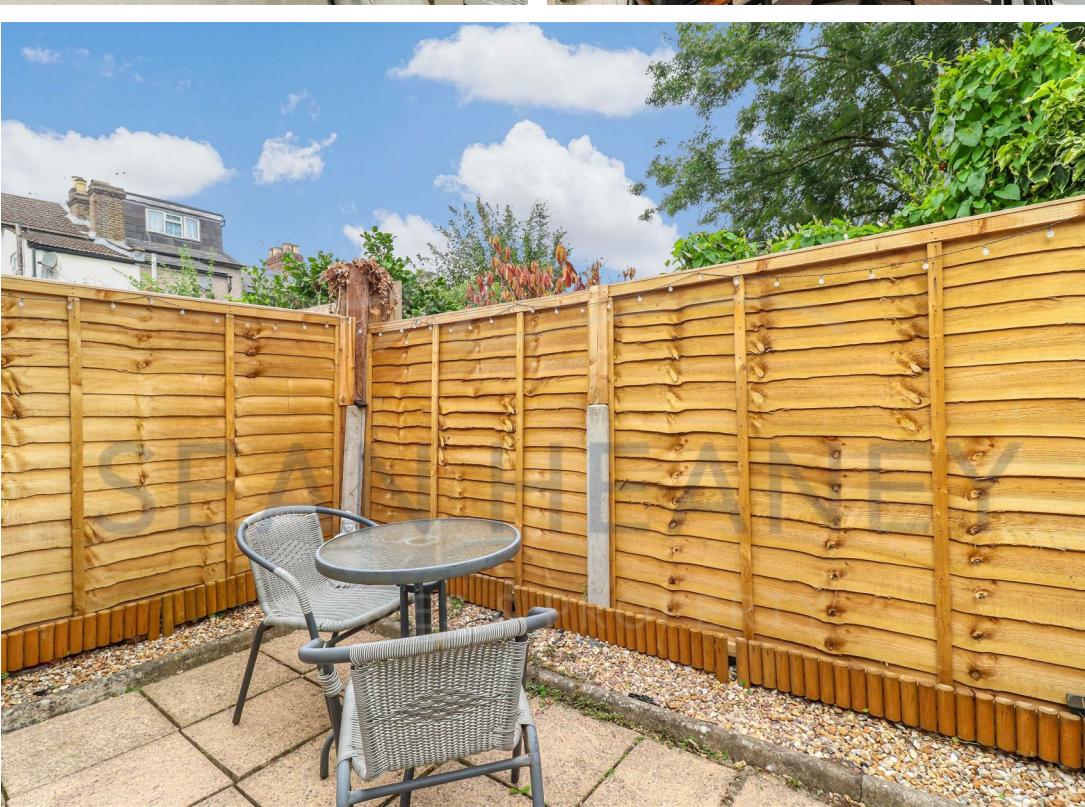
This terraced home, located in a **QUIET CUL-DE-SAC**, benefits further from **A PRIVATE COURTYARD** in a pleasant community environment.

EPC : C

BARNET COUNCIL TAX BAND : D

TENURE : Freehold





GROUND FLOOR

Reception/Dining Area
22'3 x 12'9 (6.78m x 3.89m)

Kitchen
9'5 x 7'10 (2.87m x 2.39m)

Utility Area

Bathroom
7'3 x 5'10 (2.21m x 1.78m)

FIRST FLOOR

Landing

Bedroom One
12'9 x 11'0 (3.89m x 3.35m)

Cloakroom - WC & Basin

Bedroom Three
7'9 x 6'2 (2.36m x 1.88m)

Bedroom Two
7'10 x 6'5 (2.39m x 1.96m)

Built-in Wardrobe / Cupboard

COURTYARD OUTDOOR AREA

Floor Plan



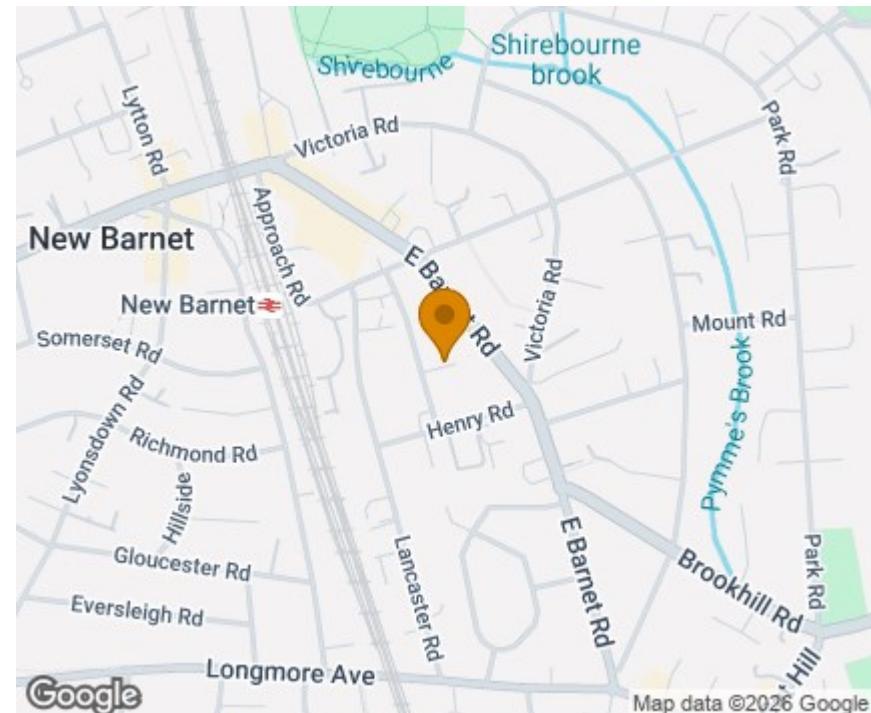
Edward Grove, EN4

APPROXIMATE GROSS INTERNAL AREA 799 SQ FT / 74.24 SQ M
SEANHEANEY. THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE. COPYRIGHT THE IMAGE TAILOR LTD. 2025.

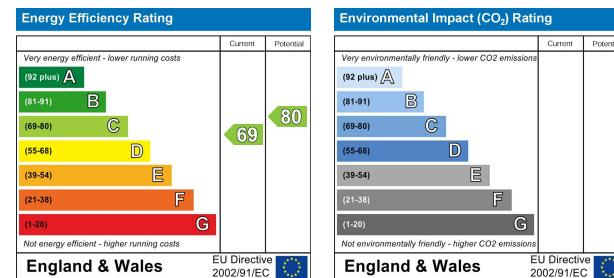
Viewing

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

Area Map



Energy Efficiency Graph



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.

Highstone House, 165 High Street, Barnet, Hertfordshire, EN5 5SU

T: 020 8441 7173 E: sales@seanheaney.co.uk W: www.seanheaney.co.uk