



Sean Heaney
HOMES & PROPERTY

St. Wilfrids Road

New Barnet, Barnet, EN4 9SB

Guide Price £695,000



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Perfectly positioned just a short walk from NEW BARNET MAINLINE STATION, this beautifully presented property offers a HIGHLY CONVENIENT LOCATION with excellent transport links and easy access to a wide range of local amenities.

Offering the best of both worlds, in a vibrant local area and IDEAL FOR THE COMMUTER, with direct access to Central London (KINGS CROSS & MOORGATE), this property presents a rare opportunity to enjoy contemporary living in a peaceful setting, just moments from the cafes, restaurants, shops, and leisure facilities.

The accommodation is deceptively spacious, and currently comprises: welcoming entrance hallway, GUEST CLOAKROOM, kitchen/breakfast room leading to large living area, with patio doors to well-maintained PRIVATE GARDEN. The first floor presents landing, THREE GOOD-SIZE BEDROOMS, family bathroom and plenty of storage throughout.

The property benefits further from front (33') & rear (30') garden and a GARAGE.

EPC : D

BARNET COUNCIL TAX BAND : E

TENURE : Freehold





GROUND FLOOR

Entrance Hallway

Guest Cloakroom

Kitchen/Dining Room

18'1 x 9'5 (5.51m x 2.87m)

Living Area

15'8 x 10'11 (4.78m x 3.33m)

Storage

FIRST FLOOR

Landing

Bedroom One

11'9 x 9'5 (3.58m x 2.87m)

Built-In Wardrobe

Bedroom Two

12'8 x 8'11 (3.86m x 2.72m)

Built-In Wardrobe

Bedroom Three

9'10 x 6'9 (3.00m x 2.06m)

Family Bathroom

7'1 x 6'3 (2.16m x 1.91m)

GARAGE

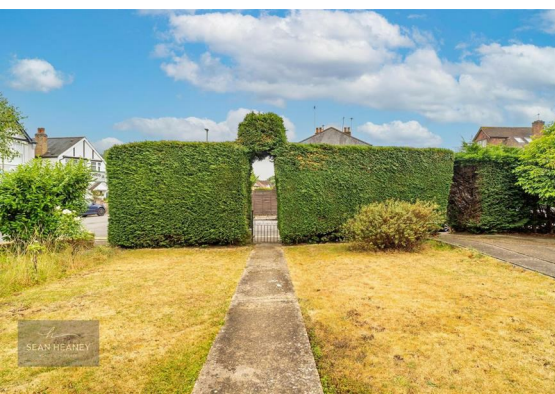
17'9 x 8'3 (5.41m x 2.51m)

REAR GARDEN

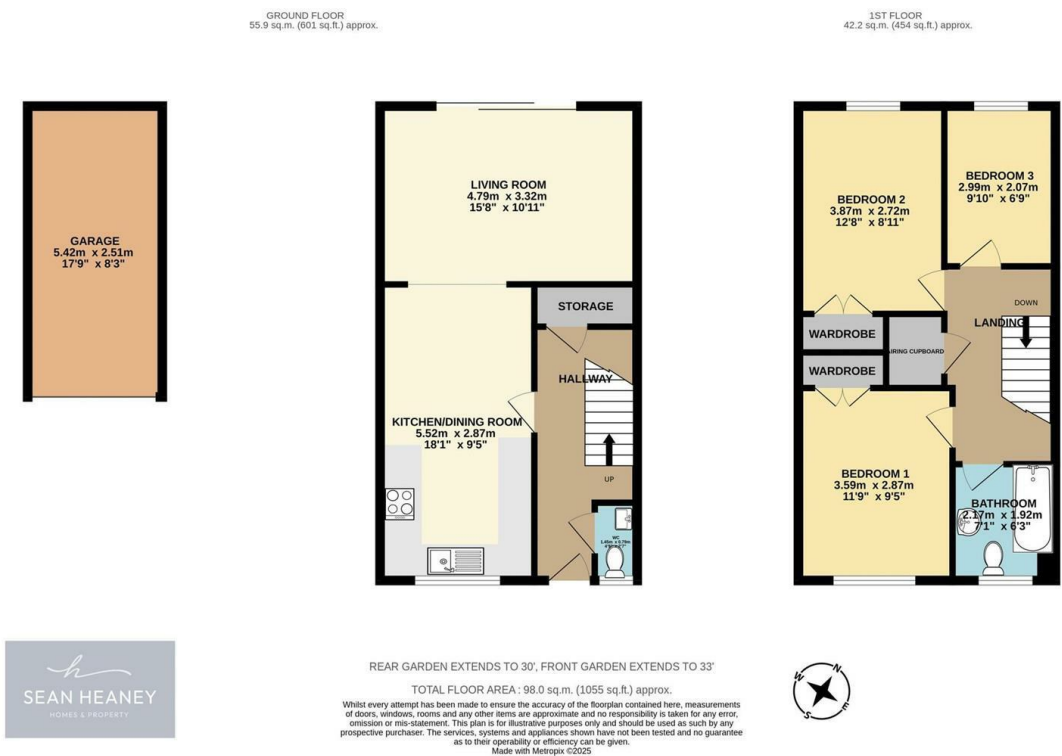
extends 30' (extends 9.14m)

FRONT GARDEN

extends 33' (extends 10.06m)



Floor Plan

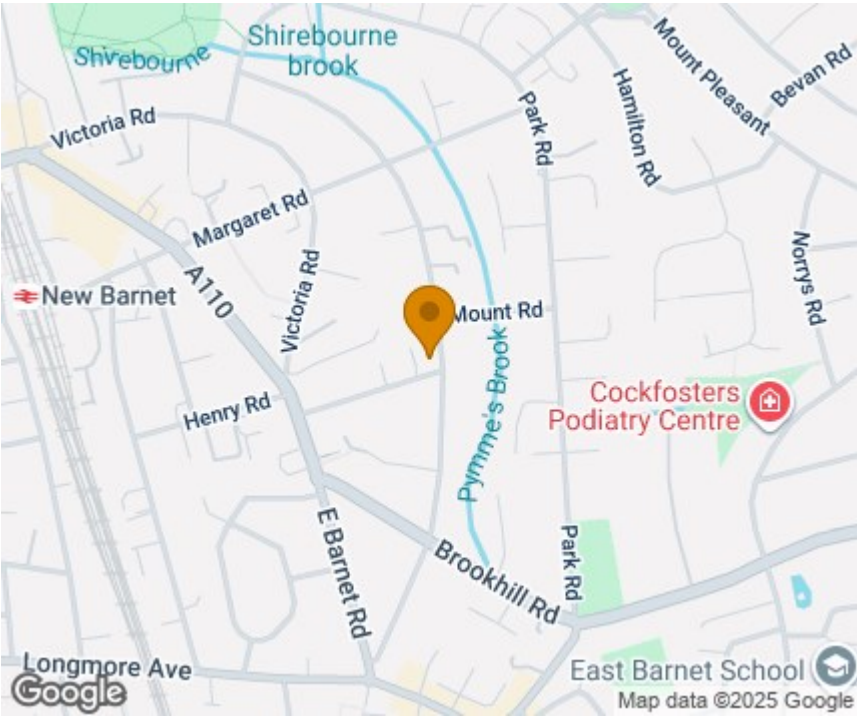


Viewing

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

