



Sean Heaney
HOMES & PROPERTY

Fairfield Way
Barnet, EN5 2BG

Guide Price £765,000



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In a much sought-after pocket of Barnet, this property offers an opportunity to combine suburban community with city life. With approximately 1,590 sq. ft. of well-planned accommodation, this **FOUR BEDROOM FAMILY HOME** provides a wealth of versatile living space.

The **PRIME LOCATION** is well located for **HIGHLY REGARDED SCHOOLS**, nearby parks and **TRANSPORT LINKS**. Ideally situated for the **COMMUTER**, a short walk from **HIGH BARNET UNDERGROUND** (Northern Line) giving **DIRECT ACCCESS TO LONDON** and within easy reach of **BARNET HIGH STREET** offering a collection of amenities; cafes, restaurants, bars and **SHOPPING FACILITIES**.

The **SEMI-DETACHED RESIDENCE** has been thoughtfully extended to create a flexible layout, presenting a contemporary and comfortable balance. Arranged over **THREE FLOORS**, the dwelling comprises; entrance hall, front reception, **EXTENSIVE KITCHEN / BREAKFAST ROOM**, four bedrooms, **TWO BATHROOMS** (1 **EN-SUITE**) and a **STORAGE GARAGE**.

Benefiting further from a **PRIVATE REAR GARDEN**, both patio and lawn, side access, shared driveway and **OFF-STREET PARKING** for two vehicles - early viewing is advisable.

EPC : D

BARNET COUNCIL TAX BAND : E

TENURE : Freehold





GROUND FLOOR

Entrance Hall

Front Reception

12'2 x 12'9 (3.71m x 3.89m)

Kitchen/Breakfast Room

17'7 x 24'1 (5.36m x 7.34m)

FIRST FLOOR

Landing

Bedroom One

10'9 x 12'2 (3.28m x 3.71m)

Bedroom Two

9'6 x 13'5 (2.90m x 4.09m)

Bedroom Three

6'9 x 8'5 (2.06m x 2.57m)

Family Bathroom

6'6 x 8'6 (1.98m x 2.59m)

SECOND FLOOR

Bedroom Four

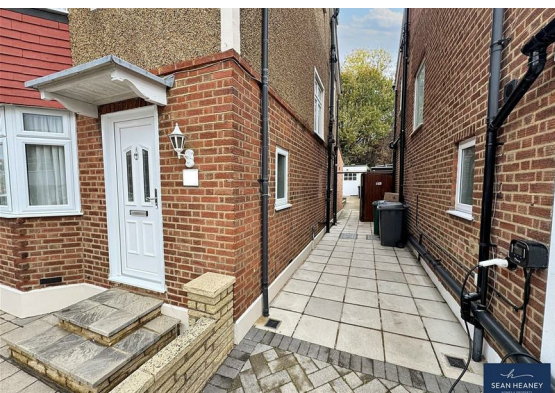
12'4 x 20'5 (3.76m x 6.22m)

En Suite

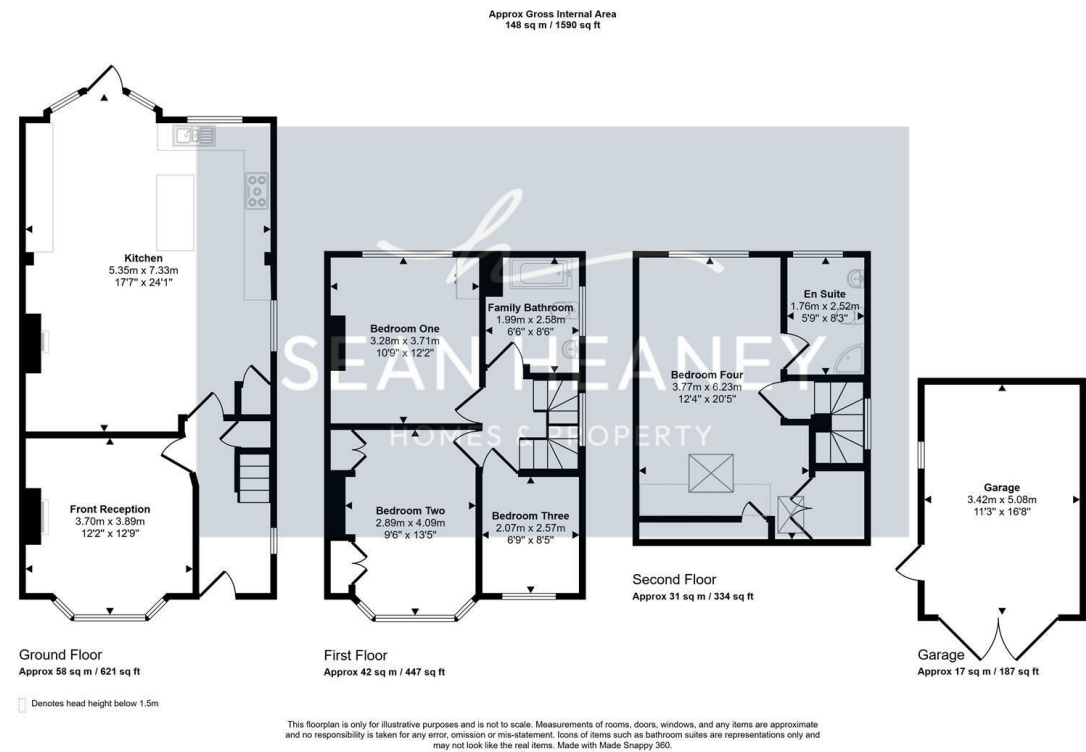
5'9 x 8'3 (1.75m x 2.51m)

GARAGE

11'3 x 16'8 (3.43m x 5.08m)



Floor Plan

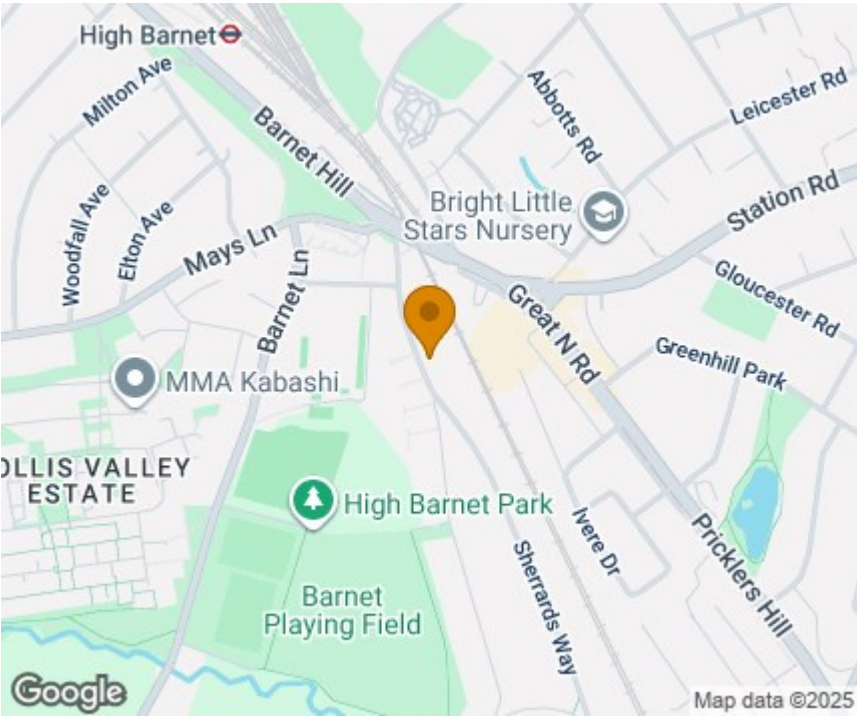


Viewing

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

