

Sean Heaney  
HOMES & PROPERTY

## Sebright Road

High Barnet, Barnet, EN5 4HR

Offers In Excess Of £665,000





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High Barnet, Barnet, EN5 4HR

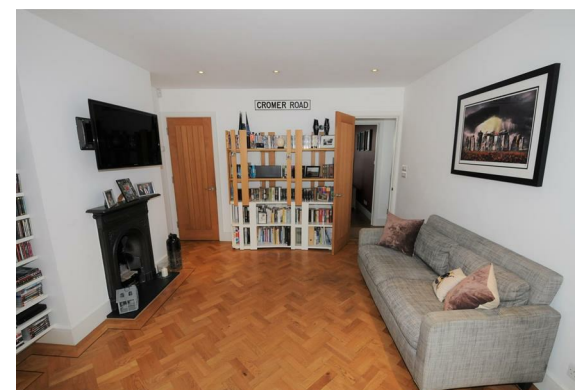
A beautifully presented and skillfully refurbished 2 bed (2 en suite) character cottage with the rare benefit of off street parking and a garage in this extremely popular residential location being in the catchment area for the highly regarded 'Foulds' and 'Christchurch' primary schools as well as within easy reach of the town centre with its multiple shopping, leisure and transport facilities including the Northern Line underground. The accommodation has been subject to complete restoration by the current owners and the ground floor consists of a lounge, dining area and an luxuriously appointed contemporary kitchen/breakfast room with access to the garage and WC. To the first floor, there are 2 double bedrooms, one with an en suite bathroom and the other with a shower room, The south westerly aspect rear garden extends to approximately 42 ft in depth. Viewing is strongly advised. EPC: C

### GROUND FLOOR

#### Entrance

#### Living Room

11'8" x 12'0" (3.57 x 3.68)







**Dining Area**  
10'8" x 12'0" (3.26 x 3.68)

**Kitchen/Diner**  
15'1" x 11'2" (4.61 x 3.42)

**Garage**  
20'11" x 7'7" (6.38 x 2.33)

**Utility/Downstairs WC**

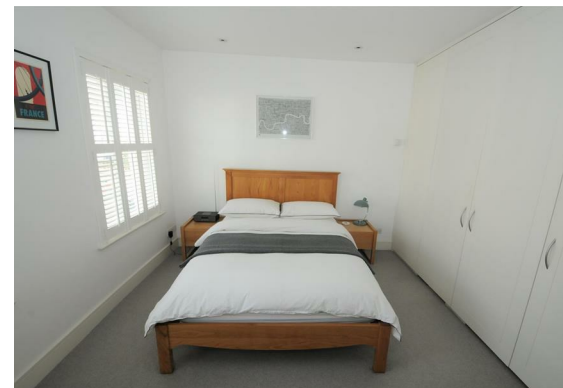
## FIRST FLOOR

**Bedroom 1**  
10'8" x 12'2" (3.27 x 3.71)

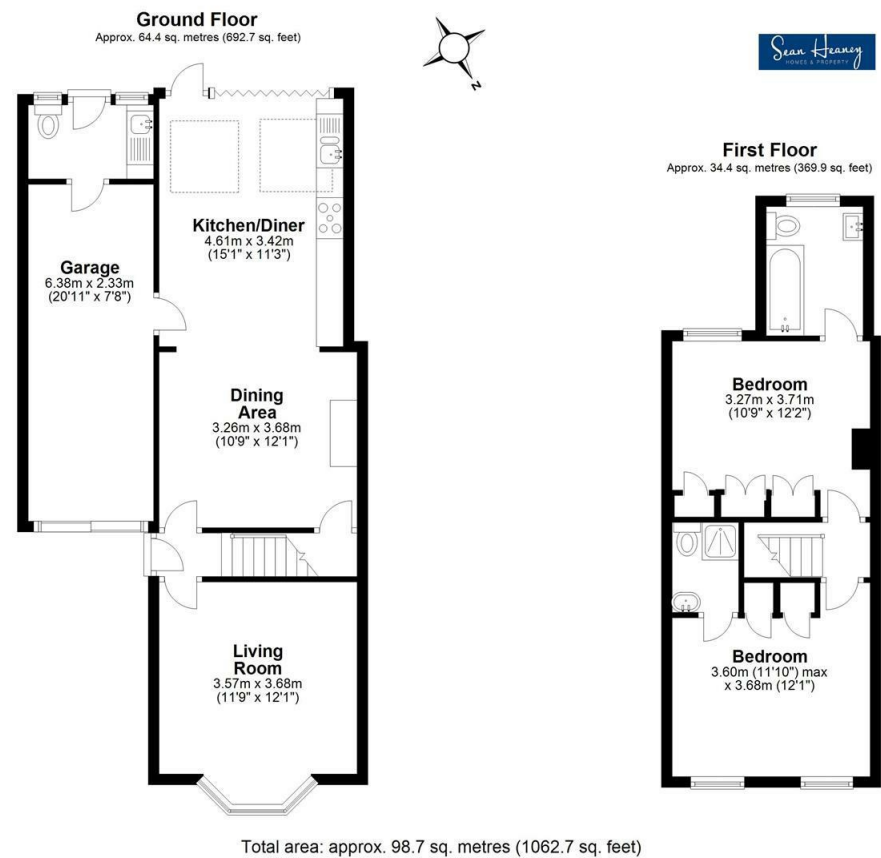
**En Suite Bathroom**

**Bedroom 2**  
11'9" x 12'0" (3.60 x 3.68)

**En Suite Shower**



Floor Plan



Viewing

Please contact our Barnet Office on 0208 441 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

